



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
SEPTEMBER 7, 2021
6:00 PM**

Meetings are open to the public. Masks are recommended. Social distancing will be required.

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
 - A. Wildcat Homecoming 2021 Proclamation**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Aug 16, 2021 6:00 PM**
 - B. Board of Aldermen - Work Session - Aug 16, 2021 6:30 PM**
- 5. Agenda Items**
 - A. Council Bill 73: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF KEVIN WOOD TO THE PLANNING AND ZONING COMMISSION.**
 - B. Council Bill 74: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING A NEW MUNICIPAL DIVISION BANK ACCOUNT FOR THE RECEIPTS AND DISBURSEMENTS OF SHOW-ME COURTS PROGRAM BY THE HARRISONVILLE MUNICIPAL COURT.**
 - C. Council Bill 75: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 410.530, 700.770, and 700.780 OF THE HARRISONVILLE MUNICIPAL CODE TO REFERENCE THE HARRISONVILLE ELECTRIC SERVICE POLICY.**

- D. **Council Bill 76: AN ORDINANCE TO APPROVE THE MINOR PLAT OF “JUNIOR’S ADDITION”, BEING A REPLAT OF LOTS 5, 6, 7, AND 8, BLOCK 17, “CUMMIN’S & SIM’S ADDITION”, BETWEEN ELM STREET AND PINE STREET AND WEST OF NORTH KING AVENUE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**
 - E. **Public Hearing - Jemor Farms-Farrand Trust Rezoning, Anaconda Rd**
 - F. **Council Bill 77: AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, APPROVING AN APPLICATION TO REZONE 14.75 ACRES FROM M-1 LIGHT INDUSTRIAL ZONING DISTRICT TO AG AGRICULTURE ZONING DISTRICT WHICH CONSISTS OF .75 ACRES AT 2608 ANACONDA ROAD AND 14 ACRES ABUTTING IT TO THE NORTH AND EAST, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.**
 - G. **Council Bill 78: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING CHAPTER 680 OF THE HARRISONVILLE MUNICIPAL CODE TO ENUMERATE RULES AND REGULATIONS FOR THE USE OF THE LAWRENCE SMITH MEMORIAL AIRPORT**
- 6. **Aldermen and Committee Reports**
 - 7. **Report from the City Administrator**
 - A. **Municipal Court Report August 2021**
 - 8. **Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 3rd day of September, 2021.

Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.



PROCLAMATION

BLUE & WHITE DAY
SEPTEMBER 10, 2021



WHEREAS, The City of Harrisonville, the Mayor, Board of Aldermen, and the residents of this community wish to formally recognize the students and school faculty of our great City for displaying pride in themselves and their school, and demonstrating the MIGHTY WILDCAT SPIRIT by participating in HARRISONVILLE SPIRIT WEEK; and

WHEREAS, Wildcat spirit is built on the pride and involvement not only by the students and teachers, but by the entire community, including parents, business leaders, elected officials, public service personnel and senior citizens; and

WHEREAS, The City of Harrisonville would like to join with the school faculty and student body in thanking everyone for celebrating Homecoming 2021 and for displaying WILDCAT PRIDE.

NOW, THEREFORE, on behalf of the Board of Aldermen of the City of Harrisonville I, Mayor Judy Bowman, do hereby proclaim Friday, September 10, 2021, as **BLUE & WHITE DAY** in the City of Harrisonville, and urge all citizens to show their support by wearing blue and white during this day to honor our schools and community.

Judy Bowman, Mayor



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
AUGUST 16, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Judy Bowman.

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Remote	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Remote	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, City Attorney Steve Mauer, Public Works Director/City Engineer Carl Brooks, Electric Department Superintendent Andy Pollard, Police Chief John Hofer (remote), Fire Chief Eric Myler, Ben Hart C.P.A. with Baker Tilly, Building Official Chris Arthur, City Planner Roger Kroh, and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

A. KC Scholars Proclamation

Mayor Bowman welcomed Beth Tankersly-Bankhead of KC Scholars Inc to Harrisonville and asked her to speak to the Board about the work KC Scholars does for both students in Harrisonville and the entire Kansas City Metro Area.

Bankhead thanked the Board for inviting her and spoke about the efforts of KC Scholars to provide secondary education opportunities to thousands of students throughout the KC Metro. Bankhead said 22 awards have been presented to students at Harrisonville High School, with 16 of those awards being presented to juniors, at a rate of \$10,000 per year, for up to five years. Bankhead said she is pleased to know that Harrisonville students are a part of the KC Scholars community.

Bowman read the proclamation presented to KC Scholars Inc.

Bowman congratulated KC Scholars for their work over their five years of existence.

B. Water and Wastewater Treatment Professionals Week

Mayor Bowman invited Public Works Director/City Engineer Carl Brooks to the center of the room to receive a proclamation declaring August 15-21, 2021 as Waster and Wastewater Treatment Professionals Week.

Bowman read the proclamation presented to City water and wastewater staff.

Bowman congratulated Brooks for the work that he and his staff do to provide safe drinking water and proper wastewater treatment to the Harrisonville community.

Public Works Director/City Engineer Brooks thanked Mayor Bowman and said all credit goes to his staff.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Aug 2, 2021 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dave Doerhoff, Board Member
SECONDER:	Judy Reece, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

B. Board of Aldermen - Work Session - Aug 2, 2021 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Marcia Milner, Board Member
SECONDER:	Mike Zaring, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

C. Executive Session Minutes - June 21, 2021

A motion to accept the minutes from the June 21, 2021 Executive Session was made by Alderman Zaring, with a second from Alderwoman Franklin. The motion carried with a unanimous 6-0 vote, as Aldermen Davidson and Mills abstained due to not being present in council chambers to review the minutes.

D. Executive Session Minutes - June 28, 2021

A motion to accept the minutes from the June 21, 2021 Executive Session was made by Alderman Turner, with a second from Alderman Doerhoff. The motion carried with a unanimous 6-0 vote, as Aldermen Davidson and Mills abstained due to not being present in council chambers to review the minutes.

5. Agenda Items

A. 2022 Budget Questionnaire

Minutes Acceptance: Minutes of Aug 16, 2021 6:00 PM (Approval of Minutes)

Before speaking about the item, Mayor Bowman extended sympathies and condolences to Ben Hart on the loss of his father and another family member. Hart thanked Bowman for her kind words.

Baker Tilly CPA Ben Hart spoke to the Board of Aldermen about the goals of the Board for the year 2021-2022, which are to:

- 1. Improve industrial development within the City through economic development tools.*
- 2. Identify and utilize additional revenue sources for an improved financial condition of the City.*
- 3. Create an incentives plan to enhance code enforcement efforts in identified residential and commercial areas of the City.*

Hart reminded the Board of the impact the goals have on the budget creation process and said he wants to verify that those goals hold true.

Hart spoke about the City's current standing based upon the current goals.

Bowman reminded the Board that the aforementioned goals were set during the 2021 Board of Aldermen Retreat and that each goal has either been achieved or is currently in progress.

Alderman Zaring said he was happy to see the positive work happening in relation to the economic incentives' goals.

Bowman thanked Aldermen Doerhoff, Franklin, Zaring and Reece for participating in a study group to provide the City with a stronger grasp of the Chapter 353 Program.

RESULT:	DISCUSSION
---------	------------

B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO ENTER INTO A REAL ESTATE DONATION CONTRACT WITH COUNTRY CLUB BANK REGARDING THE DONATION OF APPROXIMATELY .46 ACRES OF LAND AT 1703 N STATE ROUTE 291 IN THE CITY OF HARRISONVILLE, MISSOURI

Staff report presented by City Planner Kroh.

Kroh outlined the proposed land donation agreement and spoke to the reasons for the donation and why it could be a positive decision for the City.

Kroh said City staff recommend approval.

Kroh said there is a clause in the item in which, if the City were to attempt to get rid of the property in the next 10 years, Country Club Bank would have first opportunity to take it back, at no cost to themselves.

City Administrator Ratliff informed the Board that the decision would be contingent upon Starbucks successfully closing on the property in September.

Upon passage, Mayor Bowman designated the resolution to be Resolution number: 2021-037.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Zaring, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI CERTIFYING THE RESULTS OF THE SPECIAL ELECTION HELD AUGUST 3, 2021.

Staff report presented by City Clerk Barnett.

Barnett reminded the Board of the successful results of the August 3, 2021 Special Election and spoke to the need for certifying said election results.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3558.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

D. TAX LEVY PUBLIC HEARING

Director of Administrative Services Smith spoke to the proposed Tax Levy for 2022.

Smith informed the Board that the Tax Levy will dip slightly for 2022.

City Administrator Ratliff spoke to the Missouri's Hancock Law's effect on the decrease in the 2022 Tax Levy.

Smith reminded the Board that the approval of the Tax Levy is required each year by the State of Missouri.

Mayor Bowman opened the Public Hearing at 6:31 p.m.

No public comment made.

Mayor Bowman closed the Public Hearing at 6:32 p.m.

E. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE LEVYING A TAX FOR THE CURRENT EXPENSE OF THE CITY OF HARRISONVILLE, MISSOURI, UPON REAL PROPERTY AND ALL TANGIBLE PERSONAL PROPERTY OF WHATSOEVER NATURE AND CHARACTER SUBJECT TO TAXATION BY THE CITY OF HARRISONVILLE FOR SUCH PURPOSES; ALSO, LEVYING A SPECIAL TAX UPON THE AFORE DESCRIBED PROPERTIES FOR PUBLIC PARKS; FOR A TOTAL TAX LEVY OF \$.6492.

Alderman Turner pointed out a scrivener's error on the meeting's agenda, in which the agenda packet reflected a proposed tax levy of \$.6492, as opposed to the actual ordinance, reflects the correct tax levy of \$.6440.

City Clerk Barnett said the error would be corrected.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3559.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Zaring, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

F. AN ORDINANCE ESTABLISHING RESPONSIBILITY AND COST COVERAGE OF MAINTENANCE AND REPAIRS OF CITY OWNED RAILROAD SPUR, FROM THE CITY, TO THE USER(S) OF THE RAILROAD SPUR.

Staff report presented by Community and Economic Development Director Clarke.

Clarke said City staff do not see the railroad spur as a revenue-generating item for the City, and therefore it needs to no longer be a burden on City residents.

Clarke outlined a history of the railroad spur and the City's involvement throughout its history.

Clarke said the City does not have financial benefit to owning a railroad spur.

Clarke said, based on a current ordinance, the City is required to own and maintain the railroad spur. Clarke asked the Board to execute an ordinance establishing user agreement for the railroad spur, allowing those using the spur to fund its maintenance.

Alderman Zaring asked if staff have reached out to Universal Forrest Products about their interest in the railroad spur.

Clarke said the City Attorney's office did send a letter to Universal Forest Products on March 15, 2021, giving UFP 30 days to express their interest in a lease or outright purchase of the railroad spur. Clarke said if no response was received, the City would assume that UFP was not interested in either lease or purchase of the railroad spur.

Zaring asked if staff had ever heard back from UFP.

Clarke said neither staff nor the attorney has heard from UFP regarding the lease or purchase of the railroad spur.

Clarke spoke to language in the ordinance requiring 'users' to fund maintenance of the railroad spur and not only Universal Forest Products, but any other users as well.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3560.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dave Doerhoff, Board Member
SECONDER:	Sandy Franklin, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

G. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING MUNICIPAL CODE SECTION 700.590, 700.600 AND 700.610, REGARDING REGULATIONS FOR MAINTAINING RESIDENTIAL SEPTIC SYSTEMS, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Building Official Arthur.

Arthur reminded the Board about discussions held regarding the item during the August 2, 2021, Work Session.

Alderwoman Milner clarified that the change would only apply to existing septic systems and not to new development.

Arthur said that is correct.

Alderman Mills informed Mayor Bowman that he would be abstaining due to a conflict of interest.

Mayor Bowman acknowledged Mills abstention.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3561.

RESULT: APPROVED [7 TO 0]
MOVER: Matt Turner, Board Member
SECONDER: Marcia Milner, Board Member
AYES: Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner
ABSTAIN: Bill Mills

H. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE AMENDING MUNICIPAL CODE SECTION 505.020, REGARDING REGULATIONS FOR SWIMMING POOLS, AND ESTABLISHING AN EFFECTIVE DATE.

Staff report presented by Building Official Arthur.

Arthur reminded the Board about discussions held regarding the item during the August 2, 2021, Work Session.

Upon passage, Mayor Bowman designated the ordinance to be Ordinance number: 3562.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matt Turner, Board Member
SECONDER: Mike Zaring, Board Member
AYES: Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

6. Aldermen and Committee Reports

Aldерwoman Milner reminded everyone that school begins next week and asked that everyone drive safely.

Alderman Zaring said he was grateful to see things moving forward on the Chapter 353 Program. Zaring thanked Building Official Arthur for his efforts to keep the Board educated and to provide good details for each item he presents.

Mayor Bowman thanked Alderman Zaring for his comments and thanked each of the Board members for their continued efforts to educate themselves on a Chapter 353 Program for Harrisonville.

Aldерwoman Franklin thanked the Streets Department for their involvement in the Bicentennial Block Party event on August 7. Franklin reminded everyone about the upcoming Pawpalooza and thanked Parks and Recreation staff member Dani Dalton for her efforts to make the event possible.

Bowman thanked Aldерwoman Franklin for serving as the Aldermen Liaison to the Park Board.

Bowman asked Police Chief Hofer to speak to the conference he is currently attending.

Chief Hofer informed the Board that he is currently attending the International Association of Chiefs of Police Drug Alcohol and Impaired Driving Conference in Orlando, FL. Hofer said he and Harrisonville High School alumnus George Frees led a pair of presentations, one about the HHS TRACTION Program and one about the combined work of the TRACTION program and the Harrisonville CARES Coalition.

Bowman thanked Hofer and his staff for their efforts and leadership in working to keep the residents and travelers in Harrisonville safe.

7. Report from the City Administrator

City Administrator Ratliff informed the Board about a request from the local chapter of the American Legion to avoid parking in their parking lot during the first Monday evening of each month.

Ratliff thanked the community for voting to approve the Fire Protection Sales Tax on August 3, 2021.

Ratliff informed the Board that the Missouri Department of Transportation had conducted an inspection at Lawrence Smith Memorial Airport and found only routine deficiency items that will be addressed later in a letter that will be sent to City staff.

Ratliff thanked several members of City staff for their efforts to ensure Governor Mike Parson's recent visit ran smoothly.

Ratliff spoke to the Missouri Department of Transportation's repaving project for Mechanic Street, which will begin Monday, August 16. Ratliff informed the Board that the City has agreed to allow the contractor to use Independence Street as a detour, provided that the contractor will repair any damages that the increase in traffic causes to the street. Ratliff said the contractor has sent a letter to the City confirming they have agreed to repair any damages to Independence Street. Ratliff said the City is grateful that MoDOT is making the repairs to a vital and heavily-trafficked area.

Ratliff informed the Board that staff are currently reviewing the most recent reports from the engineering firm working on the dams and spillways at the lakes in City Park. Ratliff said the engineer's estimate was submitted to City staff and it is over budget. Ratliff said staff are reviewing the plans for a possible reduction in project scope, to bring the project under budget. Ratliff informed the Board that City staff have begun negotiations with a nearby landowner for the proposed borrow pit for the City Lake dam project.

Ratliff spoke to the Board about a pump that is currently being repaired at the Indoor Pool at the Community Center. Ratliff said the indoor pool will reopen soon.

Ratliff spoke about ongoing discussions with Green For Life Environmental Inc. about yard waste containers.

Ratliff spoke about the current status regarding the collection of Municipal Waste Services' carts and said the City is working with outside contractors to get the remaining carts picked up.

Ratliff informed the Board that City staff are ready to issue the site and shell work permit for the incoming Starbucks location on Missouri Route 291. Ratliff said Starbucks hopes to close on the property in the first week of September and begin demolition of the current structure soon after, followed by construction of the new building.

Ratliff informed the Board that the demolition for 301 W Chestnut is scheduled for September 13, 2021.

Ratliff informed the Board that the former Hardees location was recently purchased by Laventille Harrisonville LLC, out of East Palo Alto, CA. Ratliff said City staff have offered assistance to the locale real estate broker currently marketing the site to other restaurants.

Ratliff informed the Board that on August 11, ETC stated they had received 400 responses to the community survey distributed in late July. Ratliff said ETC are currently creating data and comparisons from the previous community survey and hope to present them to the Board in the near future.

Alderman Davidson asked what days of the week MoDOT will be working through the night on W Mechanic Street.

Ratliff said, according to the press release distributed by MoDOT, the night work will be carried out from 7 p.m. to 6 a.m. from Monday, August 16, to Saturday, August 21.

A. July Municipal Court Report

8. Questions from the Media

None.

9. Adjourn from Regular Session

Mayor Bowman said she appreciated the work done by the Cass County Historical Society to not only inform the City about Governor Parson's recent visit to Harrisonville but also to put together such a wonderful event. Bowman thanked several members of City staff for their efforts and said the Governor told her that he very much enjoyed his visit to Harrisonville and would love to return.

Bowman reminded the Board that the first September Board meeting will be held on September 7, instead of September 6, due to the Labor Day holiday.

A motion was made by Alderwoman Milner to adjourn, with a second by Alderwoman Franklin. Motion carried with all ayes. Meeting adjourned at 7:13 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Aug 16, 2021 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
AUGUST 16, 2021
6:30 PM

1. Call to Order

The meeting was called to order at 7:23 p.m. by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Remote	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Remote	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Public Works Director/City Engineer Carl Brooks, Police Chief John Hofer, Fire Chief Eric Myler, Electric Superintendent Andy Pollard, Community and Economic Development Director Jim Clarke, Parks Director Grant Purkey, City Planner Kroh, Building Official Chris Arthur Streets Department Superintendent Rodney Jacobs Streets Department staff members - Robert Wray, Toby Truex, Keith Scott, Terry Faulkenberry, Tad Snell, JC Johnson and Jonathan Barnett and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Streets Department SWOT

Streets Department Superintendent Rodney Jacobs began his presentation by introducing the members of his staff.

Jacobs thanked the Board for the opportunity to speak about his department.

Jacobs presented the Mission Statement for the Streets Department: The Street Department's mission is to maintain the City's streets, storm drains, and alleys in satisfactory condition to safeguard and protect the safety, health, and welfare of our citizens.

Minutes Acceptance: Minutes of Aug 16, 2021 6:30 PM (Approval of Minutes)

Jacobs presented the SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats) for the Streets Department.

Jacobs presented the strengths of the Lawrence Smith Memorial Airport, including: A 4,000-foot paved and lighted runway, Life Flight Eagle is housed on site, Being part of the Missouri State Aviation System Plan, A \$2.25 million impact on Missouri's economy, Creating 22 jobs, A full house of hangars and individuals waiting on the wait list and Five open tie down spaces.

Jacobs presented the weaknesses of the Lawrence Smith Memorial Airport, including: Aging infrastructure, Pavement and stormwater, End of life of wooden post hangar, Current rental rates for hangars and Current hangar space.

Jacobs presented the opportunities of the Lawrence Smith Memorial Airport, including: Repairing the runway and taxiway through grants, Continuing marketing the airport to attract businesses and Revenue.

Jacobs presented the threats of the Lawrence Smith Memorial Airport, including: Equipment issues and failures and Infrastructure.

Jacobs presented the strengths of the City-owned Railroad Spur, including: Supporting local business.

Jacobs presented the weaknesses of the City-owned Railroad Spur, including: Aging infrastructure.

Jacobs presented the opportunities of the City-owned Railroad Spur, including: Inviting businesses to use service and help support the spur and The possibility for new revenue.

Jacobs presented the threats of the City-owned Railroad Spur, including: Maintenance cost and Liability.

Jacobs presented the strengths of the Streets Department, including: Leadership, Winter Operations including - on-call staff available 24/7, Equipment preparations, pretreatment of roads and open communication with other jurisdictions - Summer Operations including - The chip seal program, street restoration, community programs, mowing, Right-of-Way maintenance, stormwater maintenance, assisting other departments, street sweeping, road maintenance, culvert installation, installing and maintaining crosswalk warning flashers for pedestrians.

Jacobs presented the weaknesses of the Streets Department, including: Projects requiring challenging schedules, Limited funding, Rising fuel and oil costs and Rising equipment repair costs.

Jacobs presented the opportunities of the Streets Department, including: On-the-job training, Taking on new challenges with new ideas, CIP Projects, Creating a future and Stormwater management.

Jacobs presented the threats of the Streets Department, including: Injury, Working with hot materials, Physical demands, Lifting heavy objects, Inclement weather, Falling objects, Biohazards in a right-of-way, Slips and falls, Moving objects and equipment, Working with chemicals, solvents, oil and fuels, Working in rights-of-way (distracted drivers), Noise (hearing damage), Working at night, Aging storm water infrastructure, Aging Streets, Aging sidewalk and curb, High water levels, trenches collapsing and Working near flood waters.

Mayor Bowman thanked Superintendent Jacobs and his staff for the dedicated work they provide to the City. Bowman said she appreciates the flexibility and dependability of the department.

City Administrator Ratliff thanked Superintendent Jacobs and his staff for always being willing to help with a wide variety of City projects.

RESULT:	DISCUSSION
----------------	-------------------

B. Right-of-Way policy discussion

Building Official Arthur handed out documents to the Board about changes he feels are in the City's best interest when it comes to Right-of-Way maintenance and work permits.

Arthur said he would like to see the performance and maintenance bond periods extended from one year to two for rights-of-way projects.

Arthur spoke to the length of time between the Code sections in questions being addressed. Arthur said Chapter 515 had not been amended since 1983. Arthur said Section 530 had not been amended since 2006.

Arthur spoke about adjustments he feels need to be made to the fee structure for right-of-way work permits and said he would like to see the City base the fees on the value of the work being done.

Arthur said he will bring additional details for discussion at the September 7, Work Session.

Mayor Bowman thanked Arthur for the expertise he brings to the City and for his attention detail.

RESULT:	DISCUSSION
----------------	-------------------

C. Railroad Spur - User Agreement Template

Community and Economic Development Director Clarke provided the board with a template for a User Agreement for the City-owned Railroad Spur.

Clarke spoke about ongoing efforts regarding the funding of the railroad spur and demonstrated how the user agreement could be used to achieve said funding.

Clarke reviewed potential language changes to the user agreement template.

Clarke spoke about the current costs for the City to maintain the railroad spur, as a reference for potential charges to users.

RESULT:	DISCUSSION
----------------	-------------------

D. Boundary Map discussion for Chapter 353 Program

Mayor Bowman reminded the Board about previous discussion regarding the Chapter 353 Program, including the Board of Aldermen Retreat in March and the Town Hall Meeting in July.

City Administrator Ratliff spoke to the importance of clear communication when setting the boundaries for the program and the financial impact that making changes to said boundaries could bring to the City.

Aldерwoman Milner asked why one side of a street would be included but not another.

Community and Economic Development Director Clarke said staff wanted to make sure the area did not cover an overly expansive area. Clarke said Code Enforcement staff specifically requested Ann Avenue be included inside the boundaries.

Clarke spoke to the possibility of expanding the program in phases and beginning with a smaller area being inside the boundaries.

Ratliff spoke about interest in the program that staff have already received, from business owners, landlords and residents.

Work Session

Monday, August 16, 2021

6:30 PM

A motion to adjourn was made by Alderwoman Milner, with a second from Alderman Zaring. The motion carried with a unanimous vote.

The meeting was adjourned at 8:56 p.m.

RESULT:	DISCUSSION
----------------	-------------------

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Aug 16, 2021 6:30 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 2, 2021
SUBJECT: Kevin Wood to Planning and Zoning

Type of Item: *Approval*

A. Action Item (ID # 4008)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF KEVIN WOOD TO THE PLANNING AND ZONING COMMISSION.

Attachments:

Kevin Wood for PZ (PDF)

Kevin Wood to PZ 2021 (DOCX)



City of

Harrisonville

est.
1836

Board, Commission and Committee Appointment Application to Serve

Name: <u>Kevin Wood</u>		Date: <u>08/18/2021</u>	
Home Address: <u>715 Ann Ave Harrisonville Mo 64701</u>			
Email Address: <u>KWood@wraders.com</u>			
Cell Phone: <u>816-806-3549</u>	Home Phone: <u>816-380-6822</u>	Work Telephone: <u>548-4113</u>	
Occupation: <u>Financial Advisor</u>		Best Time to Call: <u>Any</u> am/pm	
Do you own commercial property and/or operate a business in Harrisonville? If yes, please describe. <u>No</u>			
Work/Business Name: <u>Life Goals Strategies Group</u>			
Work/Business Address: <u>1741 NE Douglas St Suite 100 Lees Summit Mo 64086</u>			
Length of Residency in Harrisonville: <u>24 years</u>		Are you registered to vote? <u>Yes</u>	
Are you now serving, or have you ever served, on a board, commission or committee for the City of Harrisonville or any other community? ☒ Yes ☐ No If yes, please give name of board, commission and/or committee and dates served: <u>Mayor - 2001-2015 Alderman - 1998-2001</u> <u>P&Z - 1998-2015</u>			
BOARD, COMMISSION OR COMMITTEE PREFERENCE(S): Please list no more than three boards, commissions or committees in order of preference.			
1	<u>P&Z</u>	2	
		3	

(Application continued on reverse)

RECEIVED

AUG 18 2021

CITY OF HARRISONVILLE

NARRATIVE STATEMENT: Please provide a brief statement indicating why you wish to be appointed to this board or commission, including the strengths you feel you could bring to the position for which you are applying. Information may include education, professional experience and community activities pertinent to the position for which you are applying.

*I think our City is at a pivotal point
with the opportunity for growth and
prospect of planning for our future.*

I understand that my attendance at all regularly scheduled meetings is critical, even if I am an alternate member, and that the Board of Aldermen may appoint a replacement for members who are chronically absent from regular meetings. I also understand that this application is considered a public record.

Applicant's Signature: _____



All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the Board, Commission, or Committee for which you have applied.

- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Please notify the City Clerk at 816-380-8916 if you move or no longer wish to be considered for appointment.
- Mail or deliver your completed application to: City of Harrisonville, City Clerk's Office, 300 E. Pearl, P. O. Box 367, Harrisonville, MO 67401 or email rjones@ci.harrisonville.mo.us

* Applications must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE CITY OF HARRISONVILLE

Attachment: Kevin Wood for PZ (Kevin Wood to Planning and Zoning)

Council Bill No. 2021-0**Resolution No. 2021-0****A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI APPROVING THE APPOINTMENT OF KEVIN WOOD TO THE PLANNING AND ZONING COMMISSION.**

WHEREAS, the Board of Aldermen have determined a need to fill a seat(s) on the Planning and Zoning Commission; and

WHEREAS, Kevin Wood fully meets the qualifications for appointment to this Commission; and

WHEREAS, said appointment will expire in November of 2025; and.

WHEREAS, Mayor Judy Bowman recommends the appointment of Kevin Wood to the Planning and Zoning Commission, upon approval of the Board of Alderman.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the appointment of Kevin Wood to the Planning and Zoning Commission.

Section 2. Effective Date. This resolution shall become effective upon approval and passage by the Board of Aldermen.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI ON THIS 7TH DAY OF SEPTEMBER 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 7th day of September 2021.

Attachment: Kevin Wood to PZ 2021 (Kevin Wood to Planning and Zoning)



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: August 31, 2021
SUBJECT: Show-Me Courts Bank Account

Type of Item: *Approval*

B. Action Item (ID # 4005)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE ESTABLISHING A NEW MUNICIPAL DIVISION BANK ACCOUNT FOR THE RECEIPTS AND DISBURSEMENTS OF SHOW-ME COURTS PROGRAM BY THE HARRISONVILLE MUNICIPAL COURT.

Attachments:

Staff Report Show-Me Courts bank account 2021 (DOC)

Municipal Court Checking Account SMC 2021 (DOCX)

To: Board of Aldermen
From: Daniel Barnett, City Clerk
Date: August 31, 2021
Re: Establishing a new municipal division bank account for the Harrisonville Municipal Court's use of the Show-Me Courts program

GENERAL INFORMATION

Applicant: NA

Requested Actions: Approval

Date of Application: NA

PROPOSAL

Per the requirements of the implementation of the Show-Me Courts program, staff, along with Judge Don Lograsso, wish to establish a new municipal division bank account for the receipts and disbursements of said program by the Harrisonville Municipal Court.

The establishment of the new bank account will need to be finalized in order for the Harrisonville Municipal Court to remain in compliance with the Office of the State Courts Administrator (OSCA), who has asked that all Missouri municipal courts implement the Show-Me Courts program before January 1, 2022.

Establishing this new account will also be a vital step towards the City's target implementation date of October 1, 2021.

PREVIOUS ACTIONS

Show-Me Courts is being developed by the Office of the State Courts Administrator (OSCA) in Jefferson City, for use as the case management system for the courts in Missouri. When all the current functionality is available in Show-Me Courts, the program will replace the Justice Information System (JIS). Updates and new functionality to Show-Me Courts will be deployed on a regular basis to the courts.

The State hopes that the new program will meet the 21st Century technology needs for Missouri courts.

On August 2, 2021, the Board of Aldermen passed Council Bill 65 – an ordinance establishing a surcharge for the statewide court automation fund.

KEY ISSUES

The Office of the State Courts Administrator (OSCA) has asked that all Missouri municipal courts implement the Show-Me Courts program before January 1, 2022.

Without this new account, City staff will not be able to implement the Show-Me Courts program on or before the target date of October 1, 2021, or by the required date of January 1, 2022.

5.B.a

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Approval.

ATTACHMENTS

Ordinance establishing new municipal division bank account for the Harrisonville Municipal Court

STAFF CONTACT: Daniel Barnett, City Clerk

Attachment: Staff Report Show-Me Courts bank account 2021 (Show-Me Courts Bank Account)

**Council Bill No.
Ordinance No.**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE ESTABLISHING A NEW MUNICIPAL DIVISION BANK
ACCOUNT FOR THE RECEIPTS AND DISBURSEMENTS OF SHOW-ME COURTS
PROGRAM BY THE HARRISONVILLE MUNICIPAL COURT.**

WHEREAS, The City of Harrisonville Municipal Court will is converting from using INCODE Software to process court receipts and disbursements to Show-Me Courts; and

WHEREAS, as part of the Show-Me Courts implementation, a new municipal division bank account is required to be established; and

WHEREAS, the bank account title will be Harrisonville Municipal Division; and

WHEREAS, at least two persons/signatures are also required on the account; and

WHEREAS, City staff have reviewed and recommend the individuals below as signatures on the account:

Michelle Shaffer, Court Administrator
Kim Hubbard, Finance Manager
Jeremy Smith, Director of Administrative Services

NOW, THEREFORE, BE IT ORDINANED BY THE BOARD OF ALDERMEN OF THE CITY HARRISONVILLE, MISSOURI AS FOLLOWS:

Section 1: The Board of Aldermen approves the setting up of a new bank account titled Harrisonville Municipal Division.

Section 2: The Board of Aldermen approves the individuals reflected above to be the signatures on the account, with the Finance Manager and Director of Administrative Services serving as the second signature on checks over \$500.

Section 3: That this ordinance shall be in effect immediately upon its passage and approval.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 7TH DAY OF SEPTEMBER, 2021
AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 7TH DAY OF
SEPTEMBER, 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 7TH DAY OF
SEPTEMBER, 2021.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

Attachment: Municipal Court Checking Account SMC 2021 (Show-Me Courts Bank Account)

ABSENT:
ABSTAIN:

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 7th day of September, 2021

Attachment: Municipal Court Checking Account SMC 2021 (Show-Me Courts Bank Account)



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: August 26, 2021
SUBJECT: Electric Service Policy

Type of Item: *Approval*

C. Action Item (ID # 3996)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTIONS 410.530, 700.770, and 700.780 OF THE HARRISONVILLE MUNICIPAL CODE TO REFERENCE THE HARRISONVILLE ELECTRIC SERVICE POLICY.

Attachments:

Staff report Electric Service Policy (DOC)

COH Electric Department Services Manual Final Copy (DOCX)

Ordinance Electric Service Policy 2021 edited (DOCX)

To: Board of Aldermen
From: Andy Pollard, Electric Superintendent
Date: 08/25/2021
Re: Electric Service Policy

GENERAL INFORMATION

Applicant: Electric Department

Requested Actions: Approval of Electric Service Policy and appropriate ordinances

Date of Application: 09/07/2021

PROPOSAL

Electric department has developed a set of policies to ensure that all electric customers have adequate information when doing electric work within the City of Harrisonville.

PREVIOUS ACTIONS

The Electric Policies have not been updated since 2001. The policies were outlined within the Municipal Code and were very obscure.

KEY ISSUES

Citizens and incoming residents have trouble understanding exactly what is required by the Electric Department. Electricians in trying to understand the Municipal Code have to read into the document and work with the Building Inspector to get approval on work done within the city. The Electric Service Policy clearly defines what is expected.

STAFF COMMENTS AND SUGGESTIONS

It was recommended by the Building and Codes Department that an Electric Service Policy so that Electric Customers and Electricians would have an easier time understanding what is required. The Electric Service Policy clearly states that the Adopted NEC and NESC codes should be followed and lists exceptions to these codes.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance changes and adopt the Electric Service Policy.

ATTACHMENTS

See Attached Documents.

STAFF CONTACT: Andy Pollard, Electric Superintendent



City Hall: 300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701

• Tel: 816-380-8900 • Fax: 816-380-8906

Electric Warehouse: 2108 Royal Street, Harrisonville, MO 64701 • Tel: 816-380-8968

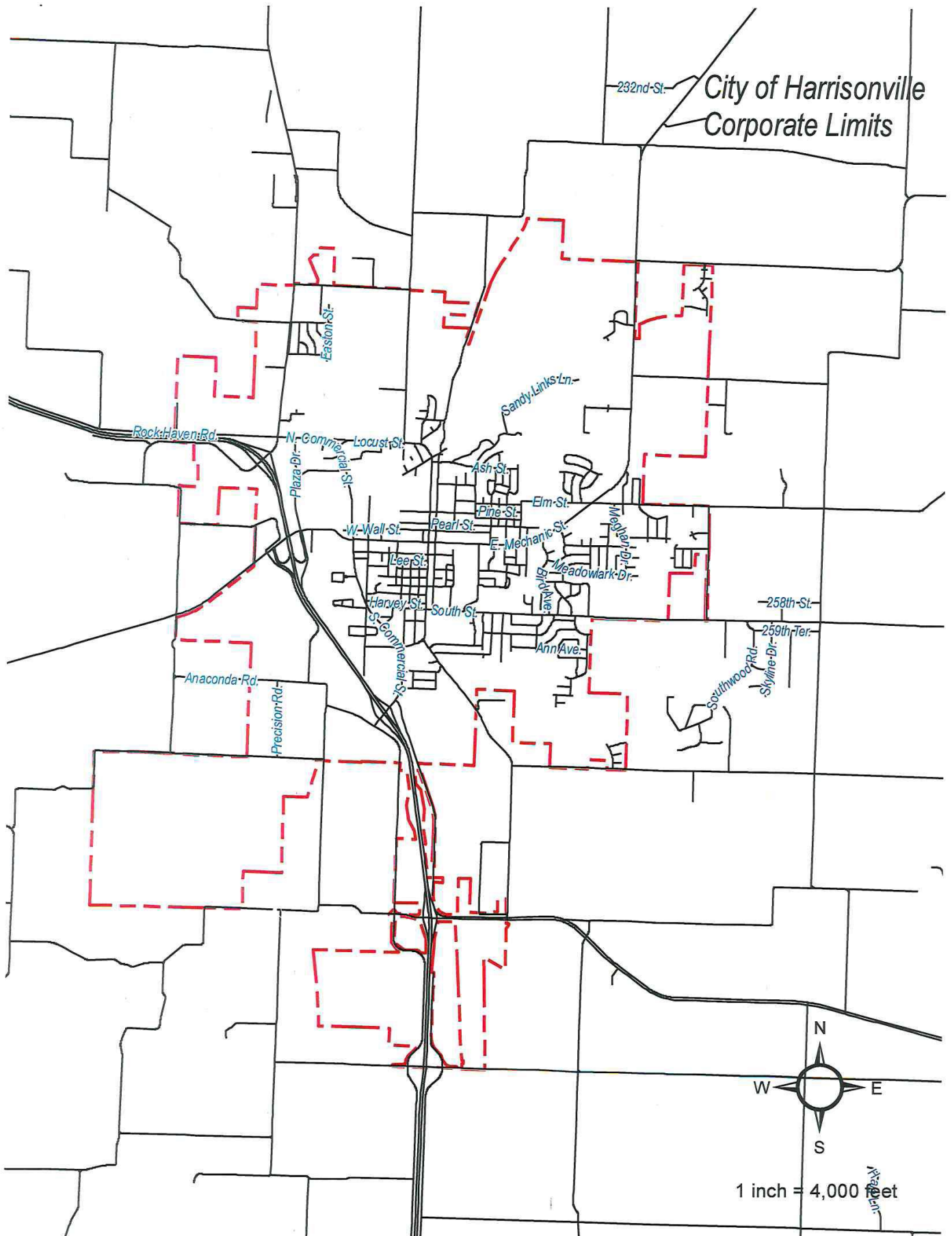
ELECTRIC SERVICE POLICIES MANUAL

Policies Manual

Table of Contents

	Page
Service Area.....	iii
FOREWARD	iv
ARTICLE 1. GENERAL INFORMATION	1
SEC. 1.1 DEFINITIONS	1
SEC. 1.2 GENERAL	2
Representative Availability	3
Right of Access	3
Customer Responsibility for HED Property and Clearances	4
Discontinuance of Service.....	6
Standby Service	6
Service Exclusive	7
Submission of Plans.....	7
Electric Rates.....	7
Tree Trimming.....	8
Service Quality	8
Extension of Distribution System	9
Conversion of Overhead Distribution System to Underground.....	10
ARTICLE 2. SERVICE POLICIES AND REQUIREMENTS.....	11
SEC. 2.1 GENERAL	11
SEC. 2.2 INSPECTION/APPROVAL OF CUSTOMER'S WIRING	11
SEC. 2.3 METERING	12
SEC. 2.4 OVERHEAD SERVICE	12
SEC. 2.5 UNDERGROUND SERVICE	14
SEC. 2.6 TEMPORARY SERVICE	14
SEC. 2.7 EQUIPMENT UTILIZATION	14
SEC. 2.8 MOTORS	15
Single-Phase, 120/240 Volts.....	15
Three-Phase	16
Motor Protection.....	16
SEC. 2.9 OTHER EQUIPMENT	17
Welding	17
Heating.....	17
Special or Unusual Equipment.....	17
SEC. 2.10 COGENERATION	17
ARTICLE 3. RESIDENTIAL.....	18
SEC. 3.1 AVAILABLE RESIDENTIAL ELECTRIC SERVICE (Including mobile homes and four-unit dwellings and smaller)	18
SEC. 3.2 GENERAL PROVISIONS.....	18
Single Lot and Subdivision Development.....	19
Conduit Installation.....	20

SEC. 3.3 OVERHEAD SERVICE	22
SEC. 3.4 UNDERGROUND SERVICE	22
Single Family Thru Two Unit Dwellings	22
Mobile Home Service	23
Transient Mobile Home Development	23
SEC. 3.5 METERING	23
SEC. 3.6 SERVICE ALTERATIONS	24
ARTICLE 4. COMMERCIAL AND INDUSTRIAL	25
SEC. 4.1 AVAILABLE ELECTRIC SERVICE FOR COMMERCIAL AND INDUSTRIAL (including five-unit dwellings and larger)	25
SEC. 4.2 GENERAL PROVISIONS	25
Area Development	26
Conduit Installation	28
SEC. 4.3 METERING	29
Meter Location	31
SEC. 4.4 OVERHEAD SERVICE	31
Single Occupant Building – 200 Ampere	31
Single Occupant Building – 400 Ampere and Larger	31
Multi-Occupant Buildings	32
SEC. 4.5 UNDERGROUND SERVICE	32
Commercial, Industrial and Multi-Family Dwellings (Three units and larger)	33
SEC. 4.6 PRIMARY SERVICE	34
ARTICLE 5. TRAFFIC SIGNAL, STREET LIGHTING, AND SPECIAL EVENT SERVICE	35
SEC. 5.1 TRAFFIC SIGNAL SERVICE	35
SEC. 5.2 STREET LIGHTING SERVICE	35
SEC. 5.3 SPECIAL EVENT SERVICE	35
ARTICLE 6. ILLUSTRATIONS OF TYPICAL SERVICE INSTALLATIONS	36



FOREWORD

The standards contained herein are supplementary to, and not intended to conflict with, the NEC ANSI/NFPA 70, the National Electrical Safety Code (NESC) ANSI C2, and governing laws, ordinances, and statutes as may be in force within the City of Harrisonville in which the Harrisonville Electric Department (HED) furnishes electric service.

This manual is offered to assist Customers, architects, engineers, contractors, wiremen and inspectors in the planning and construction of electric service installations. It is not intended to ensure adequacy and safety of the Customers own wiring and equipment. Such responsibility remains with the Customer. HED does not inspect the Customer's wiring for compliance with electrical codes or regulations. The City of Harrisonville, Codes Department is the inspection authority pertaining to Customer NEC Compliance. All inspections that are required on items not pertaining to the NEC shall be inspected by the Electric Superintendent or Electric Department personnel.

HED is dedicated to providing its customers quality electric service at the lowest possible price. One-way HED is accomplishing this is through use of uniform standards for installation, wiring and system design. These standards and requirements are intended to assist in expediting Customer needs for service. Therefore, it is required that Customers' wiring, and installations intended for connection to HED's system comply with these standards, the adopted National Electrical Code (NEC) and any other codes or regulations in effect in Harrisonville, Missouri.

HED actively promotes electric safety through safety programs for schools and information programs for the general public. HED encourages all companies and individuals to utilize this manual in a manner that furthers the cause of electric safety in our community.

GENERAL INFORMATION



ARTICLE 1. GENERAL INFORMATION

SEC. 1.1 DEFINITIONS

ABBREVIATIONS found within this manual:

COH	-	City of Harrisonville
HED	-	Harrisonville Electric Department
NEMA	-	National Electrical Manufacturers Association
NEC	-	National Electrical Code
NESC	-	National Electrical Safety Code
AWG	-	American Wire Gauge
MCM	-	Thousand circular mils wire size

COMMERCIAL CUSTOMER SERVICE REQUIREMENTS applies to any Customer who installs an electric service in a commercial building as defined by the City of Harrisonville zoning ordinance or a residential dwelling as defined by the City of Harrisonville zoning ordinance with three or more meters.

CUSTOMER means any person or entity applying for, receiving, using, or agreeing to receive electric service supplied by HED under one rate schedule at a single point of delivery and for use within the premises occupied by such person or entity or any person, firm or corporation that improves, changes, or converts land for specific use.

CONTRIBUTION TO AID CONSTRUCTION means a non-refundable cash payment from a Customer to be paid toward the cost of extending its Distribution System, installation of streetlights and other additions or modifications solely for the benefit of the Customer. See Master Fee Schedule.

DISTRIBUTION SYSTEM means conductors, transformers, pedestals, conduits, manholes, pads, ground rods, substations, transmission facilities and other equipment owned or utilized by HED to provide electric service. It does not include service lines.

ELECTRIC INDUSTRY TERMS means customary electric industry terminology that may be found throughout this document. Some knowledge of electric theory may be required for interpretation of certain topics.

FACILITIES means electric equipment installed for the purpose of facilitating the use or metering of electricity.

INSPECTOR means an employee of the City of Harrisonville Codes Department or Electric Department that inspects work performed by others.

METER SOCKET means a device used for mounting and connecting the electric meter.

RATE means a pre-determined charge for electricity consumed by a particular customer type.



RESIDENTIAL CUSTOMER SERVICE REQUIREMENTS applies to any Customer who installs an electric service with two or less meters to a residential dwelling as defined by the City of Harrisonville zoning ordinance.

SERVICE ENTRANCE means the conduit, wire, fittings, and accessories provided and installed by the customer between the termination of the service line or drop and the customer's service equipment. (Includes meter socket for three gang meter banks and larger)

SERVICE EQUIPMENT means the main circuit breaker(s) or fused switch(es) and their accessories which constitutes the main control and means of cutoff for the supply to a customer's premises.

SERVICE LINE OR DROP means the electric line extending from HED's distribution system to a Customer's electric meter.

SERVICE POLE OR PEDESTAL means the pole or pedestal where a Service Line is connected to HED's Distribution System.

STREET LIGHTING SYSTEM means the poles, luminaries, wires, etc. owned by HED that are used to light public roadways.

UNDERGROUND SECONDARY WIRE means the wire that is installed from the Underground transformer or pole to a secondary pedestal.

UNDERGROUND SERVICE WIRE means the wire that enters the meter or service location on the building from the underground transformer, secondary pedestal or pole.

SEC. 1.2 GENERAL

- A. Due to continuing advancement in methods, some procedures outlined herein may need to be modified from time to time. Upon request, revised information will be supplied concerning these changes and revisions, if any. They may also be obtained through the City's website, www.harrisonville.com.
- B. Exceptions may be approved when written requests are received and approved by the HED Director. Approval of the exception will be based on merits of quality customer service or sound business practices.
- C. HED should be contacted about proposed installations as early as possible to allow time for necessary planning, scheduling, and proper coordination.
- D. Where new electrical installations, additions or alterations are contemplated, inquiry should be made in advance of design or purchase of equipment relative to available voltage, point of delivery and extension of HED's Distribution System.



- E. Note, it is the Customer's responsibility to install their service entrance equipment and meter socket at the place indicated by HED's representative. Failure to do so may result in unnecessary costs to the Customer for service relocations and possible delays in providing service.
- F. Installation of wiring capacity greater than minimum code requirements is strongly recommended. Appropriate wiring protects property investment by assuring the wiring system is capable of handling increased usage of electrical equipment.
- G. This manual is issued by HED as a guide for obtaining electric service and to address available services, conditions for service and standards for materials and construction of the Customer's service entrance. It is not intended to specify nor limit the design of the Customer's wiring or equipment. The standards for materials and construction are necessary to assure efficient use of HED's resources and are the minimum under which HED will supply service. HED reserves the right and authority to vary from the guidelines when it determines other solutions are more practical for the operation of HED.
- H. Nothing contained in the standards shall require HED to install area feeder circuits underground or require any part of its existing Distribution System to be placed underground.
- I. Standards identified herein supersede all previous publications of Electric Service Policies, Standards and Requirements issued by HED prior to this date and are subject to change without notice.

J. Representative Availability

HED has representatives whose services are available to Customers without charge. They endeavor to stay abreast of developments in safe and adequate practices in wiring, the latest developments in lighting and power application, and other data which pertain to the most efficient use of electricity. HED will be pleased to provide requested information or to investigate utilization difficulties, which may arise. Customers may call HED any time they believe HED's knowledge and experience may be of assistance.

K. Right of Access

1. The Customer shall give authorized representatives of HED, when properly identified, full and free access to the premises of the Customer at all reasonable hours. This access shall be for the purpose of installing, reading, inspecting, adjusting, repairing, maintaining, replacing, or removing any of HED's Facilities on the premises of the Customer or for any other purpose incidental to the electric service supplied by HED.



2. Fences and other obstructions shall not be placed to restrict reading and maintenance of HED's meters. Where meters are located beyond locked doors or padlocked gates, the Customer's locking device shall have a keyway for dual key capacity that accommodates an HED lock.
3. HED representatives whose duty requires them to access the premises of the Customer has an identification card bearing the employee's photograph. The Customer should deny admittance to anyone claiming to be an employee who refuses to display a properly approved identification card. Any uncertainty of identity or purpose should be reported to HED immediately.
4. Representatives of HED may neither demand nor accept any compensation from a Customer for service rendered during the performance of their duty.
5. The Customer shall provide and/or describe all necessary easements or rights-of-way across property owned or otherwise controlled by the Customer for the construction, operation, and maintenance of HED Facilities required to supply electric service. Certain installations may require the Customer to sign an indemnification agreement.

L. Customer Responsibility for HED Property and Clearances

1. Breaking of seals, tampering with meters, wires or any other property belonging to HED by unauthorized representatives of HED is prohibited and may be punishable by Missouri State Statute 569.090(4). Penalty of a second offense can be punishable by felony conviction.
2. The Customer, at all times, shall protect the property of HED on the premises of the Customer and shall not permit anyone other than representatives of HED and other persons authorized by law to inspect, work on, open or otherwise handle the wires, meters or other HED Facilities. In case of loss or damage to HED property due to carelessness, neglect or misuse by the Customer, their family, agents, servants or employees, the Customer shall pay to HED the cost of any necessary repairs or replacements of such Facilities or the value of such Facilities. A second offense shall be prosecuted as a felony.
3. Swimming pools (above or below grade) shall be constructed to provide clearance per N.E.C.
4. Attachments of any kind or nature shall not be permitted on HED poles without previous execution of HED's Pole Attachment Agreement. The only exception to this will be temporary service.
5. If practicable, HED may relocate its Facilities at the request of a Customer or as a result of a Customer's construction activities. The Customer may be required to pay all costs associated with relocating the Facilities. All estimated costs shall be paid by the Customer prior to issuance of a job order.



6. A Customer shall use the electric service supplied by HED with due regard to the effect that the Customer's use has on other Customers and on HED Facilities and equipment. HED may refuse to supply service or may suspend service to a Customer if the Customer's service entrance wiring is not safe or is operated so as to disturb the electric service supplied by HED to other Customers.
7. HED will require a Customer to provide, at Customer's expense, special or additional equipment when a Customer's use of electric Facilities results in an interference with the quality of the Customer's own service or that of neighboring Customers, as determined by HED.
8. Care shall be taken by the Customer in the installation of antennas near HED power lines such that under all conditions, the installation will not be under or fall across HED lines nor contact them in any way that may be considered hazardous to life or property.
9. The Customer is responsible for providing clearances as specified in the NESC when constructing structures on their property. The Customer shall not construct or locate a building, structure, or mobile equipment within 5 feet of HED's Distribution System, as measured horizontally, from the vertical plane containing the nearest electrical conductor or equipment displaced by a 6 lb/ft² wind.
10. The location of buildings, structures (requiring building permit), including fences, or mobile equipment is prohibited above or beneath HED's Distribution System and within utility easements or rights-of-way. Fences shall be allowed within the utility easements but must allow access to equipment by means of a gate or gates. If the fence has to be removed for access the City of Harrisonville nor HED will be responsible for re-installing the fence and shall not be liable for damages.
11. The Customer shall be liable to HED for costs of any repairs or replacement of HED Facilities located on the Customer's premises or projects that are lost or damaged due to change in characteristics of the Customer's load that have not been reported to HED.

M. Discontinuance of Service

1. The City reserves the right to discontinue utility service for violation of any rules, regulations or ordinances of the City of Harrisonville relating to service (See "City of Harrisonville Municipal Code Section 700.370").



N. Standby Service

1. The Customer shall not use any other electric power or lighting service, including stand-by generators, in conjunction with HED's service, unless installed to NEC guidelines. To prevent operation of the Customer's stand-by generating Facilities in parallel with HED's service, the Customer is required to obtain a permit for work associated with the installation which requires approval by COH Inspectors before the installation is acceptable to HED, a transfer switch is required in order to prevent feedback on to HED's system.
2. Devices or attachments shall not be connected to HED's Facilities in such a manner as to permit the use of unmetered energy without prior written consent from HED. The Customer must submit detailed plans, specifications, equipment description and other details pertinent to the proposed installation as may be required by HED. These plans, specifications, etc., must be approved by HED before parallel operation will be allowed.

O. Service Exclusive

Electric service supplied by HED is for the exclusive use of the Customer on the premises to which such service is delivered. HED will not supply electric service to a Customer for resale or redistribution by the Customer unless prior written approval is granted by HED.

P. Submission of Plans

1. HED does not design, plan, install or maintain the Customer's wiring or electric equipment.
2. Customers may contact HED to obtain information relative to new electric service connections or changes in existing service. In order to obtain service at the time desired, an application should be submitted well in advance and the Customer should keep HED informed as to the progress of the relative work and when service is anticipated.
3. Prospective Customers desiring the installation of new electric service or changes in service shall furnish a building plan, a one-line electric diagram and a completed "Request for Electrical Service Information" form before service will be considered. HED will not design, plan, install or maintain any wiring or electrical equipment that is the property of the Customer. HED reserves the right to determine availability of voltage, phase of service, route of service, metering procedures and maximum fault current in any given area.



4. Where three-phase service is required, it shall be the Customer's responsibility to balance distribution of the load between the three phases of service as evenly as possible to preclude an over-current condition on HED equipment. Loss of HED equipment due to an imbalance may result in Customer being billed for replacement costs for such equipment.
5. The Customer is responsible for notifying HED of proposed all-electric services during the plan submission stages of development or service upgrade.

Q. Electric Rates

1. The rates that HED charges for different types of electric service are available for inspection by any Customer during working hours at HED's business office. They may also be obtained through HED's website at www.harrisonville.com.
2. Upon request, an HED representative will explain the rate schedules and assist in selection of the applicable rate best suited to the Customer's requirements. The Customer is responsible for the final selection of the applicable rate schedule.

R. Tree Trimming

The Customer shall permit HED to trim any trees out of the easement or remove any trees within the easement that HED deems as necessary if they may interfere with the safe operation of HED's Facilities. Except in emergencies, HED will trim trees not more than every three (3) to five (5) years. During emergencies HED will clear the lines of outage related trees and will leave the debris. Routine trimming is vital to maintaining safe and reliable service and is performed at no cost to the Customer. To avoid future problems and inconvenience, it is strongly recommended that Customers consult HED personnel when planting trees under or near overhead power lines.

1. Trimming and tree removal related to maintaining safe clearance for customer service lines to a Customer's Facilities, are the responsibility of the customer/property owner. HED will disconnect service or streetlight lines free of charge to facilitate customer tree trimming or removal.
2. Damage to a service line or the utility facilities due to customer/property owner neglect of trimming for service drop clearances may result in service upgrade or cost for repair.

S. Service Quality

1. HED will use reasonable diligence to maintain continuous electric service to the Customer but does not guarantee the supply of electric service against interruptions. HED shall not be considered at fault or liable for any damages occasioned by system fluctuation or interruption of electric service.



2. HED shall not be considered responsible or liable for failure by HED to perform any obligation if prevented from fulfilling such obligation by reason of delivery delays, breakdowns of or damage to Facilities, acts of nature or public enemy, strikes or other labor disturbances involving HED or the Customer, actions of civil, military, or governmental authority or any other cause beyond the control of HED.
3. HED will use reasonable diligence to provide an adequate and uninterrupted supply of electrical energy within normal voltage limits. HED shall not be liable, however, for personal injury, loss, or damages, if the electrical energy supply should be interrupted or subjected to voltage variation due to circumstances beyond the control of HED. HED shall have the right to temporarily suspend service for the purpose of making repairs or improvements to the system.
4. It shall be the obligation of the Customer to notify HED as soon as practicable if the Customer's service is interrupted, unsatisfactory or if any hazardous condition is proposed or thought to exist.
5. Any devices required to protect the Customer's equipment and premises shall be provided by the Customer. HED shall not be responsible for any damage to the Customer's equipment due to improper Customer protective devices or improper use, installation, or lack of appropriate protective devices.
6. Electric service is subject to occasional voltage fluctuation that may adversely affect the operations of sensitive controls in or on a Customer's electric equipment. Devices available for use with most electric equipment will minimize the effect of such disturbances. HED will assist the Customer in identifying the source of the disturbance. HED will not, however, assume any liability for damage to the Customer's equipment nor disturbances in processes arising from such variations.
7. HED reserves the right to limit the use of electrical energy any time that power shortages or equipment failures require HED to place into effect a curtailment program which may include voltage reduction and rotating blackouts.

T. Extension of Distribution System

1. Costs associated with the extension of, or addition to, HED's Distribution System must be recovered by HED or justified by some combination of the following, as determined by HED.
 - a. HED's Distribution System will be enhanced or be made more reliable.
 - b. The extension is not solely for the benefit of the requesting Customer and will serve future Customers.



- c. The anticipated revenue to be received after implementation of the extension or addition will offset HED's investment within five years.
- d. The Customer submits connection fees per City Master Fee Schedule, prior to start of work for costs of the extension or addition as determined by HED.
- 2. HED will determine the feasibility of a proposed system expansion or addition prior to undertaking the work.
- 3. It shall be the responsibility of the Customer to provide any information and/or property surveying as required for any work.
- 4. The Customer may be required to provide a Contribution to Aid Construction for costs in excess of the standard Facilities installed for the applicable rate class. Non-standard Facilities may include items such as multiple phases, additional size/shape of transformer, or other requirements necessary to serve the Customer.
- 5. HED facilities (conduits & vaults) required along new or improved roadways (not in new subdivision) shall be installed by the roadway or HED's contractor.

U. Conversion of Overhead Distribution System to Underground

- 1. Costs associated with the burial of HED's Overhead Distribution System must be recovered by HED or justified by some combination of the following, as determined by HED.
 - a. HED's Distribution System will be enhanced or be made more reliable.
 - b. The extension is not solely for the benefit of the requesting entity and will benefit others.
 - c. The anticipated costs of the conversion are sufficiently funded in HED's Underground Program budget.
 - d. The entity requesting the conversion submits a fees as per Master Fee Schedule, prior to start of work, for costs of the conversion as determined by HED.
- 2. The anticipated work shall be consistent with criteria established in HED's Underground Program.
- 3. HED will determine the feasibility of a proposed system conversion prior to



undertaking the work.

4. It shall be the responsibility of the entity requesting the conversion to provide any information and/or property surveying as may be required for any work.
5. The entity requesting the conversion may be required to pay fees per Master Fee Schedule for costs in excess of the standard allowable investment for the applicable rate class.
6. HED facilities (conduits & vaults) required along new or improved roadways (not in new subdivision) shall be installed by the roadway or HED's contractor.
7. Relocation of electric utilities due to roadway improvements associated with subdivision development shall be consistent with the City of Harrisonville Municipal Code Chapter 410 and Chapter 430.

V. Point of Service

1. For overhead services - residential, commercial or others – point of service is the weather head connections.
2. For underground services – residential, commercial, and industrial – point of service shall be at the connections in the padmount or HED owned secondary pedestal. Customer is responsible for all underground service wire. HED will make all connections of customer service to padmount or inside secondary pedestal.
3. For primary metering – industrial – Customer shall own and maintain (or pay an hourly rate if HED is requested to make repairs) all equipment on load side of primary metering equipment. Hourly rates and materials will be at HED cost plus 15% surcharge for material cost and vehicle maintenance.

SERVICE POLICIES AND REQUIREMENTS



ARTICLE 2. SERVICE POLICIES AND REQUIREMENTS

SEC. 2.1 GENERAL

- A. HED will provide only one point of delivery at one voltage type of electric service to new services or Customer initiated upgrades.
- B. In serving any Customer, HED will, at its discretion:
 - 1. Determine the attachment point, voltage, and service characteristics that it will provide,
 - 2. Approve the location of the Customer's entrance, equipment, and routing of its electric system from HED's service connection point to the service entrance,
 - 3. Develop a detailed plan to modify HED's Facilities to suit the Customer's desires, if applicable. The Customer may be required to provide a Contribution to Aid Construction for excess cost, and
 - 4. Determine whether a Customer's load is of such size and character and is so located, providing more than one service connection is advisable.
- C. Contractors and others installing electrical work are to balance the load on three-wire and four-wire systems. This is required for the Customer as well as HED's benefit. It will provide the Customer with better voltage regulation and maximize use of the service entrance equipment.
- D. Electric Facilities installed at HED's expense on a Customer's property for the purpose of serving that Customer, will remain the responsibility of HED. Electric Facilities installed at Customer's expense (i.e., metering sockets, current transformers, meter conduit for HED use, etc.) shall remain the responsibility of the Customer.

SEC. 2.2 INSPECTION/APPROVAL OF CUSTOMER'S WIRING

- A. New wiring and alterations in wiring are required to be approved by the City's building inspector prior to being served by HED. HED cannot provide service until this approval has been received from the City's building inspector.
- B. Any service that has been inactive more than 90 days shall require and electrical permit, be inspected and approved by the City's building inspector before being energized by HED.
- C. The use of electric service supplied by HED is the sole responsibility of the Customer. HED shall not be held liable for any inspections or recommendations which are made as a courtesy to the Customer.



- D. HED reserves the right, but not the responsibility, to inspect the Customer's service installation. HED personnel only inspect the Customer's outside service attachment, metering, equipment, conductors, and other facilities installed to provide electric service to assure compliance with HED's standards.

SEC. 2.3 METERING

- A. Self-contained metering equipment is intended for single-phase residential and commercial service up to 400 Ampere and three-phase commercial service up to 200 Ampere. For larger services, current transformers (CT's) are required which are located remote from the meter.
- B. Under no circumstances shall meters be removed or relocated, whether temporarily or permanently, except by HED employees or electricians authorized by HED to do such work.
- C. HED is willing to relocate its metering equipment and service attachment when required for modification to the Customer's building or service entrance. However, there may be a cost to the Customer for such a relocation.
- D. HED owns and maintains all HED billing meters and related metering devices. HED may permit the use of Customer owned metering devices when they are an integral part of the Customer's equipment.

SEC. 2.4 OVERHEAD SERVICE

- A. Normally the Customer will be served through a meter attached to the outside of the building. Service entrance conductors shall be installed in accordance with the current ado of the NEC.
- B. The length of a service drop from an HED pole attachment point to the Customer's premises will be limited by the ground clearance attainable at tensions appropriate to the strength of the wire and its supports, but not longer than 125'.
- C. The Customer is to provide, in the construction of their building, a suitable service attachment (point of attachment) of sufficient strength to withstand the stress of HED's service drop under NESC heavy loading conditions.
- D. The point of attachment of HED's service drop to the Customer's building or mast must be of proper height and location to provide at all points in the span the minimum clearances above ground and from other wires and obstructions required by the NESC and other applicable rules.



E. In general, the clearances shall be per adopted version of N.E.C.

SEC. 2.5 UNDERGROUND SERVICE

When underground service conductors are installed by HED, they will be terminated by HED at the first point of connection with the Customer at a point on the exterior of the building. This point will be the dividing line of responsibility between the Customer and HED. Wherever underground service conductors are installed by the Customer, they will be terminated by HED at the first point of connection with HED's system and this point will be the dividing line of responsibility between the Customer and HED.

A. **Residential** (see Article 3)

B. **Commercial** (see Article 4)

SEC. 2.6 TEMPORARY SERVICE

- A. Temporary service equipment will be provided, by customer or licensed electrical contractor for residential and small commercial construction projects.
- B. Temporary service may be provided to the Customer's disconnecting apparatus for all other situations, including larger Commercial Customers, traveling shows, public events displays, etc., upon receipt of application and approval by HED.
- C. In cases where existing system is not available or of sufficient capacity, the Customer will be required to pay HED, in advance of construction, an amount equal to the estimated cost of installation and removal of Facilities required to provide temporary service power.
- D. Connections shall not be provided until inspected and approved by City of Harrisonville's building inspector.

SEC. 2.7 EQUIPMENT UTILIZATION

- A. In order to assure uniform customer service, it is important that the requirements for the Customer's electrical equipment identified herein be followed by the Customer. These requirements can be met by commercially available equipment. The Customer shall use the electric service supplied by HED with due regard to the effect of such service on other HED Customers and its Distribution System. HED may refuse to supply electric service or may suspend electric service to a Customer without notice if the Customer's installation is considered to be unsafe or dangerous or is installed or operated as to disturb the electric service supplied by



HED to other Customers. Equipment with excessive starting currents, or has intermittent or rapidly fluctuating load characteristics, shall not be connected to HED's lines without prior arrangement with HED. If the Customer's use of such equipment requires the installation of separate or additional transformer capacity, HED may, upon request from the Customer, furnish and maintain such separate or additional transformer capacity. The Customer shall pay to HED, in addition to the bill for electric service under the applicable rate schedule, all costs for these changes.

- B. HED must be notified at least three (3) business days prior to the Customer installing any single-phase motors larger than 7½ horsepower, heating or cooling appliances greater than 10 kilowatts, or any special or unusual equipment so that HED can confirm if existing power lines and equipment are adequate to handle the increased load.
- C. Electric service is subject to occasional rapid voltage variations which may adversely affect the operations of sensitive controls on a Customer's electrical equipment. Devices are available for use with most electric equipment that will minimize the effect of such disturbances. Upon request, HED will suggest appropriate devices for specific application and will advise on their correct adjustment and setting. HED will not assume liability for damage to the Customer's equipment nor to disturbances in any Customer processes arising from such variations.
- D. Computer installations may require special consideration and protection by the Customer. Upon request, HED will assist the Customer with the planning of such special service protections.
- E. When lightning arresters are installed by the Customer, they must be connected to the Customer's Facilities on the load side of their main entrance fuses or circuit breakers per adopted N.E.C.
- F. A fuse or circuit breaker shall not be installed in the neutral or grounding conductor of the service entrance.
- G. It is recommended that the grounded service conductor be the same size as the current carrying conductors. If a reduced grounded service conductor is installed, it must be sized in accordance with the NEC and approved by the City's building inspector.

SEC. 2.8 MOTORS

A. Single-Phase, 120/240 Volts

1. Starting inrush current for single or multiple motors shall be limited at any instant to 50 amperes at 120 volts or 150 amperes at 240 volts. This also applies to air conditioning units. The running power factor of motors shall not be less than

0.85.

B. Three-Phase

1. The permissible starting inrush current for three-phase, 60 hertz motors operated from a 480-volt supply is limited by the effect on other motors and on the Distribution Systems of the Customer and HED. The Customer must notify HED of the maximum size and type of motor to be served, as well as the aggregate of all motor loads, so HED can assure that proper service to all Customers on the affected segment of its Distribution System will be maintained.
2. The permissible starting inrush current for three-phase, 60 hertz motors operated from a 120/208 volt, four-wire supply is limited by the effect on lighting and other equipment connected at 120 volts and on the Distribution Systems of the Customer and HED. The Customer must notify HED of the maximum size and type of motor to be served, the aggregate of all motor loads and the type of lighting and other equipment to be served at 120 volts so HED can assure that proper service to all Customers on the affected segment of its Distribution System will be maintained.
3. In both of the above cases, a limitation on the motor inrush current may be necessary which can be accomplished by using proper motor starting devices.

C. Motor Protection

1. HED uses single-pole switches and single-phase fuses in its Distribution System. Accordingly, the Customer is expected to protect all of its three-phase motors and equipment from a single-phase operating condition. In addition, suitable protection must be provided by the Customer for all motors and related equipment in accordance with the NEC in order to protect the motor and equipment from improper or dangerous operation due to motor overloads or the failure to start.
 - a. All motors shall be protected against overload by the installation of adequate over-current, thermal protective devices in all phases.
 - b. Three-phase motors that operate apparatus that may be subjected to damage due to a reversal of rotation shall be protected with reverse-phase relays.
2. HED shall not be held responsible for any damage to Customer's equipment due to failure to use, improper use, or malfunction of protective devices.



SEC 2.9 OTHER EQUIPMENT

A. Welding

The Customer must notify HED prior to installation of any welding equipment. The Customer will also need to provide information on all the characteristics of the welder, what it will be used for and the timing of welding operations so that HED can assure availability of proper voltage at the welder and to minimize objectionable voltage fluctuations to other Customers.

B. Special or Unusual Equipment

Power factor corrective equipment, flashing signs, high frequency equipment, spark discharge devices, radio transmitters, x-ray machines, experimental devices, or any other equipment which could cause abnormal voltage fluctuations shall be designed and operated so as not to adversely disturb HED's electrical system. Customers must inform HED of the characteristics of any such equipment prior to placing it in service. If a Customer uses its building wiring as a carrier system for communication or signaling purposes, the Customer shall install suitable electrical filtering equipment to keep HED's Facilities free from carrier frequency currents.

SEC. 2.10 COGENERATION

- A. Any Customer contemplating the operation of generating equipment in parallel with HED Facilities shall contact HED for information regarding terms, conditions, and requirements for interconnection with HED Facilities. Solar is the only form of Cogeneration currently allowed within the HED service territory.
- B. Emergency/Standby generators are allowed.

MPUA (Missouri Public Utility Alliance) in conjunction with MJMEUC (Missouri Joint Municipal Electric Utility Commission) is the sole source for Electric Power provided for the citizens of the City of Harrisonville due to purchase power agreements with the exception of Solar.

RESIDENTIAL



ARTICLE 3. RESIDENTIAL

SEC. 3.1 AVAILABLE RESIDENTIAL ELECTRIC SERVICE (including mobile homes and two-unit dwellings and smaller)

Single-phase, 60 hertz, 120/240 volts, three-wire.

SEC. 3.2 GENERAL PROVISIONS

- A. All new services customer-initiated upgrades, relocations, or modifications, shall be placed underground.
1. All unrestorable underground direct buried services shall be upgraded by the customer to electric service policy codes and specifications.
 2. All services requiring increase in service size (ie. 100 amp to 200 amp) due to damage caused by storms shall be placed underground.
 - a. Services shall be converted within sixty days of damage.
 - b. HED may, at its sole discretion, extend the time for conversion if the number of services damaged in a single event warrants extension.
 - c. Failure to restore a damaged service within specified times or signing agreements for HED conversion programs may result in discontinuing of electrical service.
 3. All services requiring more than one replacement or reattachment due to damage from storms shall be placed underground.
 - a. Services shall be converted within sixty days of damage.
 - b. HED may, at its sole discretion, extend the time for conversion if the number of services damaged in a single event warrants extension.
 - c. Failure to restore a damaged service within specified times or signing agreements for HED conversion programs may result in discontinuing of electric service.
 4. All services requiring more than one replacement or reattachment due to damage from storms shall be placed underground by the dwelling owner if the dwelling owner has previously refused conversion to underground financed by grant funds.



- a. Services shall be converted within sixty days of damage.
 - b. HED may, at its sole discretion, extended the time for conversion if the number of services damaged in a single event warrants extension.
 - c. Failure to restore a damaged service within specified times or signing agreements for HED conversion programs may result in discontinuing of electrical service.
 5. All services requiring more than one replacement or reattachment due to damage from negligent trimming shall be placed underground.
 - a. Services shall be converted within sixty days of damage.
 - b. HED may, at its sole discretion, extended the time for conversion if the number of services damaged in a single event warrants extension.
 - c. Failure to restore a damaged service within specified times or signing agreements for HED, conversion programs may result in discontinuing of electric service.
 6. All services requiring more than one replacement or upgrade due to damage caused by electrical diversion, carelessness, neglect or misuse, shall be placed underground.
- B.** Homeowners, architects, engineers, contractors, builders, etc., are requested to consult in advance with HED to obtain any special specifications and directives for the proposed service entrance. This may avoid delay and expense if carefully observed and followed.
- C.** Available short-circuit current at residential service entrances rated 200 amperes or less will be 10,000 AFC.
- D. Single Lot and Subdivision Development**
1. Development of a residential lot or subdivision requires the installation of an underground distribution and lighting system. The Customer of such an area shall contact HED prior to or during the planning/design phase.



2. Upon receipt of a proposed area, tract development plan or by request of the Customer, HED will specify the type of electric service available and location of proposed and existing Distribution System for use in the development. The Customer is required to construct a conduit system for the proposed residential area development in accordance with the following:
 - a. Complete all work in accordance with HED's Electric Service Policy, construction standards and adopted NEC electrical codes.
 - b. The Customer shall provide and install all conduits for HED's primary, secondary, lighting, and service conductors. HED will provide all transformer pads and Service Pedestals (HED will own and maintain all primary, secondary, and lighting conduits after they have been properly installed). **NOTE: Customer will own underground service wire.**
 1. Conduits may be required beyond the customer's property. Such conduits and distance shall be determined by HED.
 - c. HED will install, own, and maintain transformers, secondary pedestals and all conductors (primary and secondary) required to serve and will terminate at the Customer connection point. The metering socket must be installed by the Customer at the location designated by HED which is generally on the side of the house. **NOTE: Customer connection point shall be either in transformer or secondary pedestal. Customer is required to install and own the underground service wire.**
 - d. The Customer shall provide and/or describe at no cost to HED, all rights-of-way and easements required for HED's primary and secondary conductors, pad-mounted transformers, secondary pedestals, and any other Facilities that may be required to serve the Customer. The grading must be within 6 inches of final grade, with lots pinned or staked and the easement cleared of all trees, stumps, and obstructions before HED begins construction. Excessive spoils (rock, tree, stumps, etc.) resulting from the installation of HED's Distribution System will be the responsibility of the Customer to remove. Access for HED vehicles shall be provided to all HED Facilities prior to sodding, landscaping, and fencing.
 - e. Complete all earth or rock removal and fill to final grade prior to trenching or boring for underground distribution system.
 - f. Excavate all rock and remove all brush or trees, as required to facilitate installation and maintenance of HED's Distribution and Lighting System. (Specifically, the proposed facility route shall be cleared to ground level).
 - g. Take adequate precaution to assure that underground conductors, transformers, and other equipment will not be damaged or disturbed in the



course of other construction operations, and if damage should occur, to reimburse HED for the cost of necessary replacement or repairs.

- h. Pay amounts specified (if required) to HED before construction of its proposed Distribution System. See Master Fee Schedule.
- i. Provide adequate drainage and landscaping to assure that HED's Distribution System shall not be exposed due to erosion or excavation during developmental stages and if exposure should occur, to reimburse HED for the cost of necessary replacement, repairs, or preventative measures.

E. Conduit Installation

1. If conduits are required to be installed by a Customer, the conduits shall be installed according to the design provided by HED. Revisions or field changes are not allowed unless prior, documented approval is given by HED.
2. Such conduit shall be installed within dedicated utility easements.
3. All PVC conduit joints must be glued together with PVC cement. Bands, clamps, or other connecting devices are not allowed. Polyethylene conduit joints must be made with fittings designed for use with polyethylene.
4. Conduit should be installed when grade is within 6 inches of final grade (except as otherwise provided in §3.2, D.2.b.).
5. All conduit runs shall be continuous rigid electrical plastic (Schedule 40) without sharp bends or indentations. Conduits at transformers and pedestal locations shall turn up above grade. All primary conduit bends shall be rigid steel and have 36-inch radii and secondary conduit bends shall be rigid steel and have 24-inch radii. HED Primary conduit shall be buried a minimum of 36 inches from top of grade and HED secondary conduit shall be buried a minimum of 24 inches from top of grade. Customer's underground service shall be installed per adopted NEC. In solid rock, this may be reduced to 12 inches, provided 2 inches of concrete are installed above conduit. The Customer shall contact HED for an open trench inspection. The trench shall not be backfilled until the conduit installation has been approved by HED in writing. The Customer is to provide and install all conduit risers for the service line, HED provided meter sockets and any other conduits necessary to complete the service line in accordance with HED standards. Open ends of conduit are to be capped or sealed. All conduit installed by the Customer shall have heavy duty string or nylon cord inside for HED to install its cable pulling rope. The Customer shall backfill the trench after installation of the conduit to within 36 inches of a pole or proposed equipment. The Customer shall promptly complete the backfilling after conductors are installed.



6. All open ends of conduit shall be capped.
7. All conduit shall be of proper size as noted on HED construction drawing.
8. Backfill shall be clean and adequately tamped to prevent future settling.
9. Conduit that is improperly installed shall be corrected by the Customer. This includes out of easement, improper depth, street crossings relative to lot lines, etc.
10. A heavy nylon pull string shall be installed in all conduit runs.
11. If changes to the conduit system are required due to a replatting or other changes in development, it shall be the Customer's responsibility to make these changes prior to HED installing any cable or equipment.
12. HED must inspect and approve the conduit installation, including street crossings, before taking ownership and installing its Distribution System. An HED inspector will inspect installations within 48 hours of notification. Conduit trenches shall not be backfilled until approved in writing by HED.
13. Additional staking may be required by HED in order to insure proper installation of conduit and placement of HED equipment, such as transformers and pedestals.
14. Any relocation of HED Facilities after they have been installed shall be at the Customer's expense.
15. **TRENCHING SHALL NOT BE PERFORMED WITHIN THREE (3) FEET OF EXISTING HED FACILITIES.**

SEC. 3.3 OVERHEAD SERVICE

For self-contained metering, the Customer shall furnish, maintain, and install an HED furnished meter socket, all conduits and all conductors from their service entrance and equipment to the meter socket; a conduit riser (2" min.), weather head; point of attachment; and service conductors to attach to the service drop. HED will furnish and install the service drop. The Customer's service conductors shall run from the meter socket through the service conduit riser with at least 24 inches of conductor extending from the weather head to provide for connection to the service drop with the appropriate drip loop.



SEC. 3.4 UNDERGROUND SERVICE

A. Single Family Thru Two Unit Dwellings – HED supplied meter socket

1. The Customer shall provide, install, and maintain a continuous service conduit from the designated HED facility to the point of service, and shall provide and install approved conduit risers in accordance with HED's Electric Service Standards, Article 6.
2. HED will install, own, and maintain transformers and all conductors (primary and secondary) required to serve the Customer and will make the termination of the service conductors in the meter socket, the HED Service Pedestal, or transformer.
3. The Customer shall provide, install, and maintain a continuous service conduit from the designated HED facility to the point of service and will provide and install conduit riser to complete the entrance in accordance with HED's Electric Service Standards, Article 6.
4. Customer shall provide, install, and maintain service conductors past HED point of service. HED will provide the required meter sockets up to two positions. The Customer shall be responsible for installations.
5. See Sec. 3.5 Metering par B4. For Installations Exceeding Two Positions.

B. Mobile Home Service

1. The Customer shall furnish and install an HED-approved prefabricated mounting pedestal for the meter and main disconnect with protective device and install a ground and grounding electrode. The Customer shall install a continuous, rigid electrical plastic conduit (Schedule 40) without sharp bends or indentations from the meter socket or pedestal to a designated HED facility. The Customer shall install, own, and maintain all equipment past HED point of service. It is recommended that 200 amperes capacity be provided for each unit due to the frequent use of electric heating in mobile homes. Service wire to be installed by Customer and maintained by Customer.
2. HED will install all primary and HED secondary distribution, make the meter socket connections, and install the meter. In all cases HED will own and maintain all primary and secondary Facilities, but will not take title to, own, or maintain any Customer wiring beyond the HED point of service (transformer and secondary pedestal.)



C. Transient Mobile Home Development (Includes RV Parks)

1. A transient mobile home development is one without one or more of the requisites for a permanent mobile home development.
2. HED may, at its option, serve individual mobile homes in a transient mobile home development in the same manner as those in a permanent mobile home development. In that case those standards and policies appropriate to a permanent mobile home apply.

SEC. 3.5 METERING

A. The Customer shall install an HED provided/approved meter socket in all cases. Exceptions shall be approved by HED prior to installation. Service shall be denied if an unapproved meter socket is installed.

B. The following govern the location of meters:

1. Meters shall be installed at locations approved of by HED. HED's inspector will approve and mark a location for each new or relocated meter.
2. Meters shall be installed outside where it will not be subjected to vibration, jarring, gasses, dust, fluids, etc., that may affect the accuracy of the meter.
3. Meters for single-family houses shall be installed on the side of the house at a point no farther than the second closest wall offset towards the street as measured from the side lot line unless served from rear of home.
4. In multiple-occupancy buildings (three meters and more), each of the premises and common facilities shall be individually metered. All meters shall be grouped at the same location and properly marked with the corresponding service switch. The building owner or its agent shall purchase and install a prefabricated, locking, ring type multiple-metering gang unit and entrance equipment. The type and size of the equipment shall be approved in advance by HED. The building owner or their agent shall own and maintain the meter sockets, and enclosures. The building owner or their agent shall maintain a supply of spare parts consisting of a minimum of one pair of meter blocks or four terminal clips for each twelve meters or fraction thereof of each size socket in each building. These are to be kept in a marked enclosure at each metering location in each building.
5. Meters shall not be installed above platforms that are inaccessible by stairs. A ladder is unacceptable in place of stairs. When meters are located above



platforms, the space in front of the meter shall be at least 36 inches wide and protected by appropriate railings.

6. When meters are to be located in a passageway or narrow space, the clear space in front of the meter shall not be less than 36 inches.
7. For ease of reading meters, the height of the center of the meter, where no walk or driveway exists, shall be not less than 42 inches nor more than 72 inches. When a meter is installed near a driveway or walk, the height shall be 78 inches above the final elevation beneath the meter.
8. A two-by-six wood plank shall be nailed between studs at the meter location to provide a strong structural support into which meter socket mounting screws will be installed.

SEC. 3.6 SERVICE ALTERATIONS

- A.** It is HED's intent to utilize as much of its existing Facilities as practical. HED will charge the Customer for service alterations required solely for the Customer's convenience, i.e., relocating existing Facilities to clear decks, room additions, swimming pools, etc. In some situations, the Customer may be required to update or relocate its service.
- B.** The charges for residential overhead service alterations are as follows (See also SEC3.2.D2.b and Sec 3.4.A.1 for conduit requirements):
 1. If a Customer changes out the existing service entrance to a larger size and goes from an overhead service to an underground service at either the existing or a new location, there is no charge.
 2. If a Customer changes an existing overhead service to an underground service with the same size entrance equipment, there is no charge.
 3. A Customer should consult with HED when relocating an existing service to determine if charges are required per Master Fee Schedule.

COMMERCIAL AND INDUSTRIAL



ARTICLE 4. COMMERCIAL AND INDUSTRIAL

SEC. 4.1 AVAILABLE ELECTRIC SERVICE FOR COMMERCIAL AND INDUSTRIAL (including five-unit dwellings and larger)

Single-phase, 60 hertz, 120/240 volts, three-wire.
 Three-phase, 60 hertz, 120/208 volts four-wire.
 Three-phase, 60 hertz, 120/240 volts, four-wire
 Three-phase, 60 hertz, 277/480 volts, four-wire.

HED's primary service at three-phase, 60 hertz is 7200/12470 volts four-wire.

An existing Customer who alters their service entrance to supply additional load must install equipment in compliance with the voltages above.

SEC. 4.2 GENERAL PROVISIONS

- A.** All new commercial and industrial services, customer-initiated upgrades, relocations, or modifications shall be placed underground.
- B.** Architects, engineers, contractors, builders, etc., are requested to consult with HED in advance of developing plans/designs to obtain any special specifications and directions for the proposed service entrance. This may avoid delay and expense if carefully observed and followed.
- C.** To avoid expensive alterations later, the service entrance should be sized for future growth as well as for present requirements. It is the Customer's responsibility to install service equipment in accordance with NEC provisions as a minimum. In order for architects, engineers and wiring contractors to select proper service equipment to meet NEC guidelines, the following information will apply to new installations.
 - 1. Available fault currents will vary with each installation. Inquiry for a particular location should be directed to HED.
- D.** In apartments and other buildings with multi position gang meter sockets installed, each meter enclosure is to be clearly marked by the building owner, the Customer or their agent with a permanent identification engraved or stamped plate of the apartment or space which it serves. General services must be similarly distinguished. The identification shall be permanently inscribed on the inside back of each meter enclosure near the meter socket clips. It is the responsibility of the building owner, the Customer, or their agent to see that wiring in such locations is connected to the proper meter or meters. HED will not render service until all meters are properly marked.



E. Area Development

1. Development of a commercial or industrial area will likely necessitate the installation of an underground distribution system for the entire area. The Customer of such an area should contact HED prior to design of such a development.
 - a. The Customer is responsible for the cost and installation of all conduit, vaults and pads as may be required.
2. Upon receipt of plans for a proposed development or by request of the Customer, HED will specify the type of electric service available and location of proposed and existing Distribution System for use in the development. The Customer is required to construct the proposed commercial area development in accordance with the following:
 - a. Provide HED with complete "load data" before HED agrees to type and characteristics of the proposed service.
 - b. Complete all work in accordance with HED's Electric Service Policy, construction standards and electrical codes.
 - c. The Customer shall provide and install all conduits for all primary, secondary, lighting, and service conductors. The Customer shall provide and install all transformer pads and service pedestals (HED will own and maintain primary, secondary, and lighting conduits after they have been properly installed).
 - 1) Conduits may be required beyond the customer's property. Such conduits and distance shall be determined by HED.
 - d. Customer will install all conduit, HED will own and maintain transformers and all primary, HED secondary, and HED lighting conductors required to serve the Customer, and will terminate its conductors. The metering socket must be installed by the Customer at the location designated by HED which is generally on the side of the building or transformer. See Master Fee Schedule for fees.
 - e. The Customer shall provide and/or describe at no cost to HED, all rights-of-way and easements required for HED's primary and HED secondary conductors, pad-mounted transformers, secondary pedestals and any other Facilities that may be required to serve the Customer. The grading must be within 6 inches of final grade, with lots pinned or staked and the easement cleared of all trees, stumps, and obstructions before HED begins construction. Excessive spoils (rock, tree, stumps, etc.) resulting from the installation of HED's Distribution System will be the responsibility of the



Customer to remove. Access for HED vehicles shall be provided to all HED Facilities prior to sodding, landscaping, and fencing.

- f. Complete all earth or rock removal and fill to final grade prior to trenching or boring for underground distribution system.
- g. Excavate all rock and remove all brush or trees, as required to facilitate installation and maintenance of HED's Distribution and Lighting System. (Specifically, the proposed facility route shall be cleared to ground level).
- h. Take adequate precaution to assure that underground conductors, transformers, and other equipment will not be damaged or disturbed in the course of other construction operations, and if damage should occur, to reimburse HED for the cost of necessary replacement or repairs.
- i. Pay amounts specified (if required) to HED before construction of its proposed Distribution System.
- j. Provide adequate drainage and landscaping to assure that HED's Distribution System shall not be exposed due to erosion or excavation during developmental stages and if exposure should occur, to reimburse HED for the cost of necessary replacement, repairs, or preventative measures.

3. Conduit Installation

- a. Conduits installed by the Customer for HED use shall be installed according to the design provided by HED. Revisions or field changes are not allowed unless prior written approval is provided by HED.
- b. Such conduit shall be installed within dedicated utility easements.
- c. All PVC conduit joints must be glued together with PVC cement. Bands, clamps, or other connecting devices are not allowed. Polyethylene conduit joints must be made with fittings designed for use with polyethylene.
- d. Conduit should be installed when grade is within 6 inches of final grade (except as otherwise provided in §3.2, D.2.b.).
- e. All conduit runs shall be continuous rigid electrical plastic (Schedule 40) without sharp bends or indentations. Conduits at transformers and pedestal locations shall turn up above grade. All primary conduit bends shall be rigid steel and have 36-inch radii and secondary conduit bends shall be rigid steel and have 24-inch radii. Primary conduit shall be buried a minimum of 36 inches from top of grade and secondary conduit shall be buried a minimum of 30 inches from top of grade. In solid rock, this may be reduced to 12 inches, provided 2 inches of concrete are installed above conduit. The



Customer shall contact HED for an open trench inspection. The trench shall not be backfilled until the conduit installation has been approved by HED in writing. The Customer is to provide and install all conduit risers, meter sockets, and any other conduits necessary to complete the entrance in accordance with HED standards. Open ends of conduit are to be capped or sealed. All conduit installed by the Customer shall have heavy duty string or nylon cord inside for HED to install its cable pulling rope. The Customer shall backfill the trench after inspection of the conduit to within 36 inches of a pole or proposed equipment.

- f. All open ends of conduit shall be capped.
 - g. All conduit shall be of proper size as noted on HED construction drawing.
 - h. Backfill shall be clean and adequately tamped to prevent future settling.
 - i. Conduits at transformer, Service Pedestal and sectionalizer locations shall turn up as shown in Section 6. Long radius 36-inch rigid steel elbows shall be used for primary and 24-inch rigid steel elbows for secondary on all horizontal bends, such as around corners or at a change in direction.
 - j. All conduits entering vaults shall be terminated, grouted, and provided with conduit end bells flush with the vault interior wall.
 - k. **TRENCHING BY THE CUSTOMER SHALL NOT BE PERFORMED WITHIN THREE (3) FEET OF EXISTING HED FACILITIES.**
4. The Customer may be required to furnish and install empty conduit to ensure the future reliability of underground service in the area via looped feed. Appropriate switches and protective devices are to be furnished by the Customer at the entrance to the building. The Customer shall consult with HED regarding space requirements for its distribution and metering equipment prior to actual design and layout. Customer shall own all service-connected wiring, customer shall install service wire to transformer or secondary pedestals.

SEC. 4.3 METERING

- A. The Customer shall install an HED provided meter socket enclosure under 400 amps at a location marked and approved by HED. Service shall be denied if an unapproved meter socket enclosure is installed. Current Transformer (CT) rated meter socket enclosures will be provided by Customer and meet NEC requirements.
- B. Services requiring CT metering requires a ½ inch by 8-foot copper or copper clad steel ground rod as near as possible to the location of the meter socket enclosure. The upper end of the rod shall be flush with or slightly below grade. The meter socket enclosure shall be grounded to the rod using a solid bare copper wire at



least #6 AWG. The use of combination meter socket enclosures will not be acceptable for any class of service.

- C. The Customer may purchase and install a prefabricated U.L. rated device that includes the meter socket. The Customer shall obtain approval from HED of the installation prior to purchase of any equipment. In these cases, the Customer will own and maintain the meter socket and enclosure. HED will own and maintain the meter.
- D. In multiple-occupancy buildings, each of the premises and common Facilities shall be individually metered with a means to disconnect for each service. All meters shall be grouped at the same location and properly marked with the corresponding service switch with an engraved or stamped plate. When the building owner or its agent purchases and installs a prefabricated, locking ring type multiple-metering gang unit and entrance equipment. The type and size of the equipment shall be approved in advance by HED. The building owner or their agent shall own and maintain the meter sockets and enclosures. The building owner or their agent shall maintain a supply of spare parts consisting of a minimum of one pair of meter blocks or four terminal clips for each twelve meters or fraction thereof for each size socket in each building. These are to be kept in a marked enclosure at each metering location in each building.
- E. Metering CT's will be furnished by HED for installation by the Customer in the Customer's metering enclosure or as an integral part of:
 - 1. Bus or bus extensions
 - 2. Switchgear
 - 3. Metering enclosure

Such CT's shall be installed with the polarity identification mark toward HED source and shall be separate from other metering or control circuits.
- F. Metering CT's may be installed in HED's pad-mounted transformers at HED's discretion. Meters for such installations shall be mounted to the Customer's building. As a general rule, CT's cannot be installed in transformers that serve or have a high probability of serving multiple Customers. These installations may require the Customer to install metering enclosures.
- G. The size of the metering enclosure required will vary with the size of the entrance conductors and their routing through the enclosure.



1. **Table 2** lists suggested minimum size enclosures. Larger enclosures may be required. The Customer shall furnish the enclosure.

Entrance Size (Amperes)	Inside Size C.T. Enclosure
800 for less	30" x 36" x 10"
Greater than 800	36" X 48" x 12"

Table 2

2. **C.T. enclosures shall be readily accessible from ground level or floor level to HED personnel only and shall be a separate, hinged compartment with hasp for HED lock. Enclosures shall not be used as splice boxes or raceways.**
- H.** The Customer shall furnish and install a 1-inch diameter conduit with sufficient pull boxes from the metering CT location to the meter socket. This conduit shall not exceed 65 feet in length without prior approval from HED.
- I. Meter Location**
1. Meters shall be located outside where they will not be subjected to vibration, jarring, gasses, dust, fluids, etc., that may affect the accuracy of the meter.
 2. Meters shall not be located above platforms that are not accessible by stairs. Ladders are not an acceptable substitute for stairs. When meters are located above platforms, the space in front of the meter shall be at least 36 inches square and protected by suitable railings.
 3. When meters are located in a passageway or narrow space, the clear space in front of the meter shall not be less than 36 inches.
 4. For ease of reading meters, the center of the meter where no walk or driveway exists shall not be less than 42 inches nor more than 72 inches, and where a driveway or walk exists, shall be 78 inches above the final elevation.

SEC. 4.4 OVERHEAD SERVICE

A. Single Occupant Building - 200 Ampere

The Customer shall install an HED provided/approved meter socket enclosure, all conduits, all conductors from the service entrance, equipment to the meter socket enclosure, a conduit riser (2" min), weather head and service conductors to attach to HED's service drop. HED will furnish and install the service drop. The Customer's



service conductors shall run from the meter socket enclosure through the service conduit riser with at least 24 inches of conductor extending from the weather head to provide for connection to the service drop with an adequate drip loop. HED will make the connections to the Customer's service conductors and install the meter. The service conduit mast or service attachment shall be of a strength that is adequate for the span tension and of sufficient height to provide proper clearances for HED's service drop.

B. Single Occupant Building - 400 Ampere and Larger

The Customer shall furnish and install a service conduit riser with a weather head and the service entrance conductors from the service entrance equipment. The service conduit riser or service hook shall be of a strength adequate for the span tension and of sufficient height to provide proper clearances for HED's service drop.

C. Multi-Occupant Buildings

The Customer shall furnish and install an HED approved meter socket enclosure, conduit and conductors from their service entrance and equipment to the meter socket enclosure, a conduit riser (2" min.), weather head and service conductors.

HED will furnish and install the service drop to the building. The service conduit riser or service attachment shall be adequate for the span tension and of sufficient height to provide proper clearances for HED's service drop. The Customer's service conductors shall run from the meter socket enclosure through the service conduit riser with at least 24 inches of conductor extending from the weather head to provide for connection to the service bus with an adequate drip loop. HED will make the connections of the Customer's service conductors to the service bus and install the meter.

- D.** The Customer's service conductors shall extend at least 24 inches beyond the weather head to provide make-up length for HED to install connections to its service drop. HED will furnish and install its meter and metering cable. HED will furnish metering CT's and the meter socket enclosure for the Customer to install. The Customer shall furnish and install the metering socket enclosure and conduit for the metering circuits. If circumstances prevent installation in this manner, the Customer shall contact HED for alternate methods.

SEC. 4.5 UNDERGROUND SERVICE

- A.** HED requires service lateral conductors installed by the Customer to be in conduit. Per adopted NEC.



- B.** The Customer shall provide and install all primary, secondary, and service conduits on the Customer's property which are required by HED prior to the installation of its Facilities. The Customer shall also provide and install the vaults and equipment pads within the easements or right-of-ways designated for use by HED and in accordance with standard HED specifications. Underground conduit installed by the Customer shall be manufactured according to NEMA standards for Electrical Plastic Conduit.
- C.** Service entrance conductors shall conform to the following table:

<u>MAIN SIZE</u>	<u>MAX NUMBERS OF CONDUCTORS PER PHASE</u>
200 Ampere	1
400 Ampere	2
600 to 800 Ampere	3
1000 to 1200 Ampere	4
1400 to 1600 Ampere	5
1800 to 2000 Ampere	6

Table 3

- D.** Service conductors for 3 phase services above 400 Ampere shall be no larger than 600 MCM, single phase above 400 Ampere shall be no larger than 500 MCM, unless approved by HED and per adopted NEC requirements. If using parallel conductors and isolated conductors are used refer to adopted NEC requirements.
- E.** Service entrances above 2000 Ampere shall be coordinated through HED and approved before construction.
- F.** All installations where switchgear is used and installations larger than 1200 amperes require special consideration. HED representatives will work closely with the Customer to develop a mutually acceptable plan. HED should be contacted as early as possible to coordinate the work.
- G. Commercial, Industrial and Multi-Family Dwellings (Three units and larger – Customer supplied meter socket)**
1. The Customer shall extend underground service lateral conductors to the low voltage compartment of HED's pad-mounted transformer or designated equipment.
 2. The transformer location shall be designated by HED, near a paved area and accessible by vehicle for maintenance.

3. The Customer shall provide and install the necessary electrical plastic conduits (Schedule 40), without sharp bends or indentations, for HED's primary conductors between the transformer and HED's Facilities. A heavy duty pull string or nylon cord shall be provided in the conduit. HED shall be given an opportunity to inspect these conduits prior to backfilling. Open ends of conduits are to be capped or sealed. Runs with bends or curves in excess of 50 feet must be installed with rigid steel 36-inch radius for primary and rigid steel 24-inch radius rigid steel elbows for secondary or HED approved alternative.
4. The Customer shall install the concrete pads, concrete pull boxes and the concrete bases as required for the transformer and other equipment as may be determined by HED.
5. HED will own and install all primary conductors and equipment and will make all terminations in the transformer.
6. If HED's system is not on the Customer's property or at the Customer's property line, the Customer shall extend the conduit and underground service lateral conductors to the property line, or a point designated by HED.
7. HED will not take title to own or maintain any of the Customer's service lateral conductors or service Facilities that are located on the Customer's property.
8. Since metering methods vary considerably, the Customer shall contact HED prior to construction and coordinate the details of meter location and equipment requirements.

SEC. 4.6 PRIMARY SERVICE (not available for residential class use)

- A. Due to the variety of methods by which a Customer can take primary service, it is difficult to generalize as to specific requirements. HED representatives will work closely with the Customer's architect and engineer to develop a mutually acceptable and economical design within the framework of HED's rate schedules.
- B. In general, however, the Customer shall provide, install, and maintain all necessary lines, switches, transformers, secondary distribution systems and protective equipment on their premises. Primary protective equipment shall be approved by HED to ensure coordination with its Distribution System.
- C. The Customer shall provide space and Facilities for HED to terminate its primary lines. Each primary service Customer shall be required to install a main disconnect switch and protective device at their property line.
- D. Metering applications vary for primary service. Each situation shall be coordinated during design stages with HED's representative.



- E. The Customer shall supply HED two copies of their substation drawings and equipment specifications before plans are finalized and before equipment is ordered.
- F. At the time of construction, the Customer-owned substation shall comply with all current editions of HED's standards or specifications. Copies of these specifications are available from HED.

TRAFFIC SIGNAL, STREET LIGHTING, AND SPECIAL EVENT SERVICE



ARTICLE 5. TRAFFIC SIGNAL, STREET LIGHTING AND SPECIAL EVENT SERVICE

SEC. 5.1 TRAFFIC SIGNAL SERVICE

- A.** Applications for electric service to City/State-owned traffic signal and streetlight metering points shall be made by the City/State to the appropriate HED representative. Upon receipt of the City/State's request, HED will determine the point of service, specify the type of service available at that location and approve the location of the City/State's entrance switch.
- B.** The City/State shall install an HED provided meter socket enclosure and shall provide and install, on public right-of-way, a continuous electrical conduit, and conductors (Schedule 40 size) without sharp bends or indentations, from the meter location to the service source or to a point designated by HED.
- C.** The City/State shall be responsible for the costs of any service alterations.

SEC. 5.2 STREET LIGHTING SERVICE

- A.** Street Lighting Systems shall be installed, operated, and maintained by HED in a manner consistent with the standards and procedures of the City Unified Development Ordinance and the general guidelines of the Illuminating Engineering Society of North America.
- B.** HED will assist the City in reviewing requests for placement of streetlight luminaires upon written request of the property owner(s) in a subdivision, or portion thereof, where streetlights do not exist or appear to be inadequate.

SEC. 5.3 SPECIAL EVENT SERVICE

- A.** Normally service will be provided as a temporary service in accordance with Sec. 2.6.
- B.** HED may provide electric outlets in some locations for special events. Use of these outlets shall be coordinated and authorized by HED.
- C.** All costs for special event electric service shall be recovered by metering, a specific use rate or contribution by the Customer.
- D.** Temporary installations require compliance with adopted NEC.

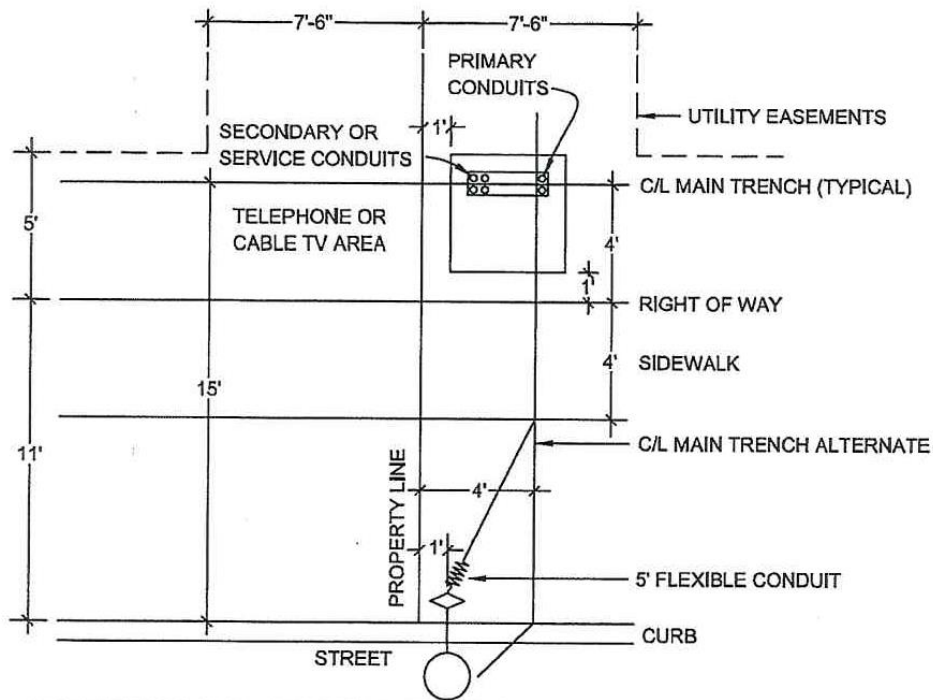
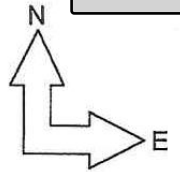
ILLUSTRATIONS

ARTICLE 6. ILLUSTRATIONS OF TYPICAL SERVICE INSTALLATIONS

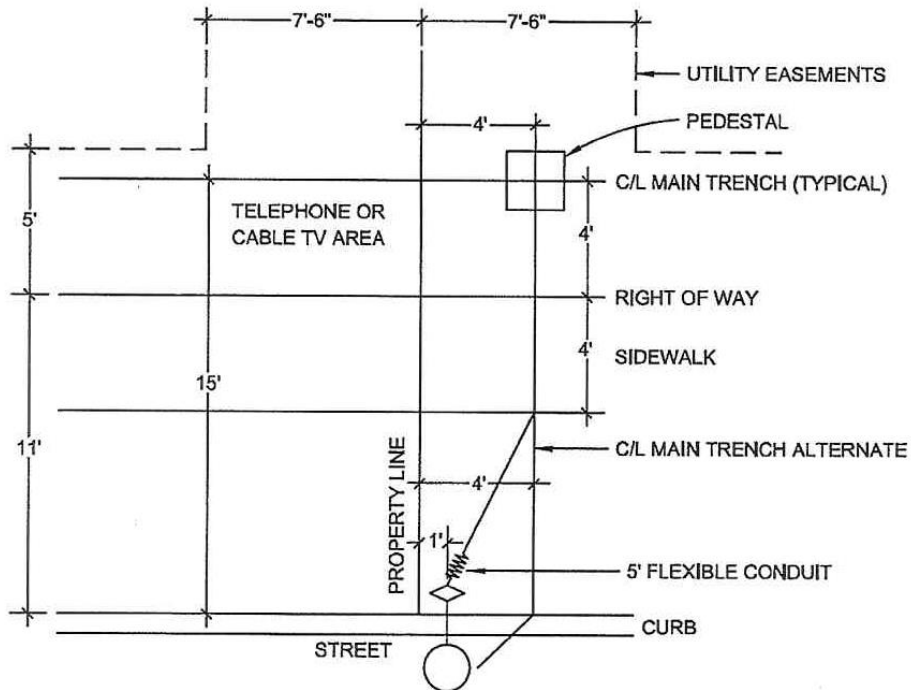
SEC. 6.1 TYPICAL SERVICE INSTALLATIONS ILLUSTRATIONS INCLUDED IN THIS MANUAL:

USSL	Street Side Pad & Pedestal Locations
URPL	Rear Property Pad & Pedestal Location
UCEL	Rear Property & Street Side Conduit End Location
UT	Trenches & Directional Boring
UT6	Trench – 600 AMP
UTJ	Joint Use Trenches & Directional Boring
USVMH	Underground Mobile Home Service
USVRU	Underground Residential Service 200/400 AMP
UT1BP	Single Phase Fiberglass Transformer Box Pad (25KVA-167KVA)
UT3P	Three Phase Transformer Pad – 75KVA thru 500KVA
UT3P1	Three Phase Transformer Pad – 750KVA thru 2500KVA
UE1FCP	Single Phase Fusing Cabinet Pad
UE3FCP	Three Phase Fusing Cabinet Pad
UE346VFCL	Three Phase Fusing Cabinet Vault Lid
UE346V	4' x 6' x 4'-6" Vault
UE346VL	4' x 6' Vault Lid
UE346VTBL	4' x 6' Vault Traffic Bearing Lid
UE368V	6' x 8' x 6' Vault
UE368VL	6' x 8' Vault Lid
UE368VTBL	6' x 8' Vault Traffic Bearing Lid
UE6SWPL	600 AMP – 3 Phase Switchgear Pad & Access Lids
UE6SWV	600 AMP Switchgear Vault – W/O Divider
UE6SWVD	600 AMP Switchgear Vault With Divider

***NOTE:** *Marking Tape shown in all illustrations is recommended not required.*



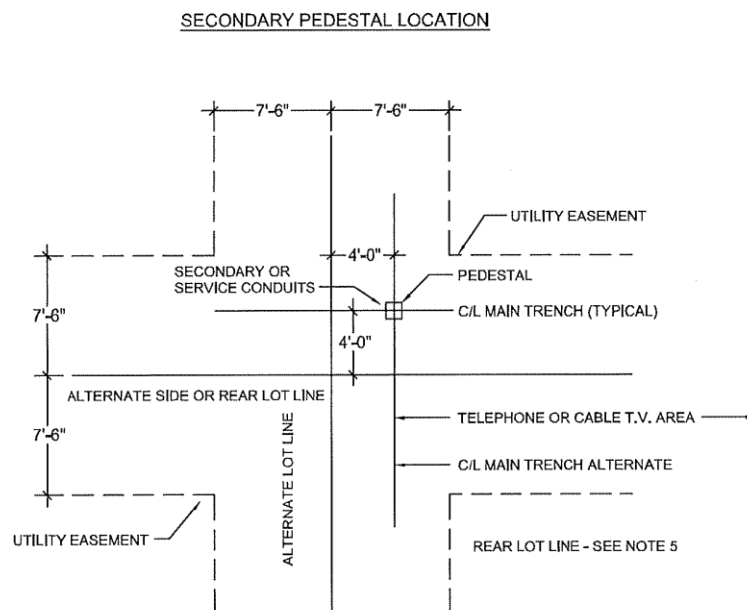
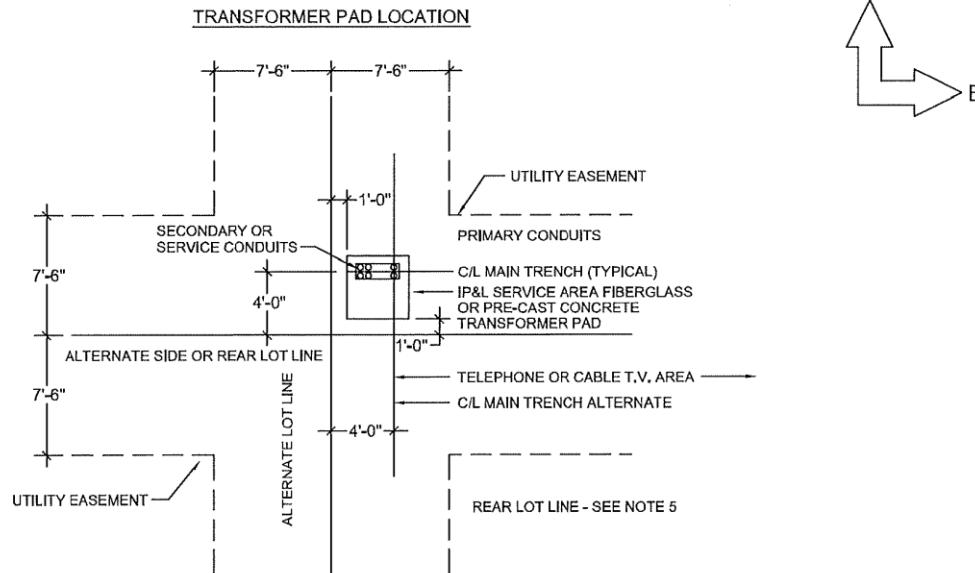
TRANSFORMER PAD, CONDUIT & STREET LIGHT LOCATION



SECONDARY PEDESTAL, CONDUIT & STREET LIGHT LOCATION

GENERAL NOTES:

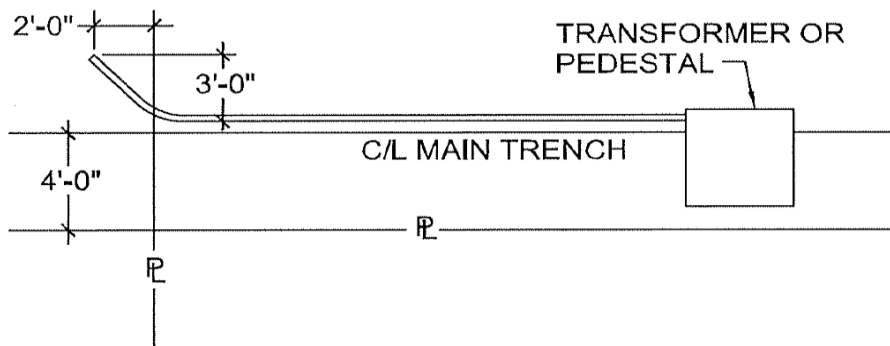
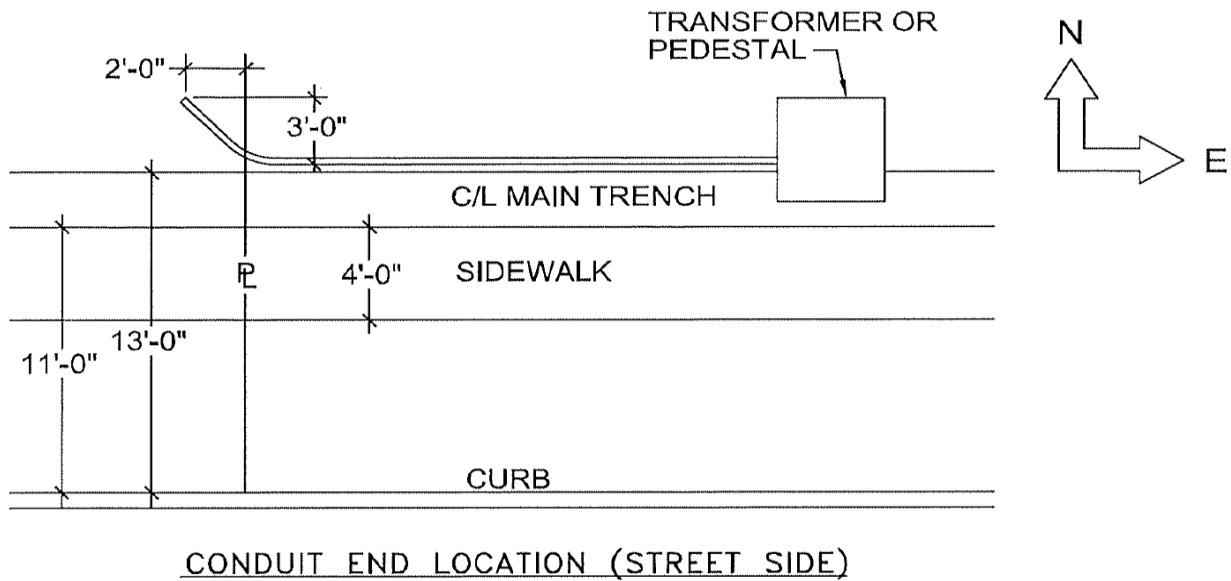
1. HED FACILITIES SHALL BE LOCATED AS SHOWN ON HED PROJECT DRAWING.
2. HED SHALL NEGOTIATE WITH OTHER UTILITIES WHEN ANY CONFLICT IN SYSTEM DESIGN IS APPARENT, SUCH AS CROSSING POINTS, PARALLEL TRENCHING, CLEARANCES ETC. THUS, ELIMINATING SOME CHANCE OF BOTH UTILITIES HAVING DAMAGED FACILITIES.
3. HED TRENCH SHALL BE DUG 4 FEET FROM & PARALLEL TO SIDE LOT LINES & 15 FEET FROM BACK OF CURB.
4. ALL TRANSFORMERS & ABOVE GRADE PEDESTALS SHALL BE INSTALLED SO THAT THE DOORS OR ACCESS COVERS ARE FACING AWAY FROM PROPERTY LINES OR STREETS.
5. CONDUITS FOR ALL EQUIPMENT AND LOCATIONS SHALL BE STUBBED AND MARKED ABOVE GRADE.



GENERAL NOTES:

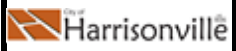
1. HED FACILITIES SHALL OCCUPY THE NORTH & EAST SIDES OF THE REAR & SIDE LOT LINES.
2. TELEPHONE & CABLE TV FACILITIES SHALL OCCUPY THE SOUTH & WEST SIDES OF THE REAR & SIDE LOT LINES.
3. HED SHALL NEGOTIATE WITH OTHER UTILITIES WHEN ANY CONFLICT IN SYSTEM DESIGN IS APPARENT, SUCH AS CROSSING POINTS, PARALLEL TRENCHING, CLEARANCES ETC. THUS, ELIMINATING SOME CHANGE OF BOTH UTILITIES HAVING DAMAGED FACILITIES.
4. HED TRENCH SHALL BE DUG 4 FEET FROM & PARALLEL TO THE REAR OR SIDE LOT LINES.
5. THE REAR LOT LINE DIRECTION IS SHOWN TO ILLUSTRATE THE DIFFERENT COMBINATIONS THAT ARE POSSIBLE IN U.R.D. SYSTEM DESIGN.
6. ALL TRANSFORMERS & ABOVE GRADE PEDESTALS SHALL BE INSTALLED SO THAT THE DOORS OR ACCESS COVERS ARE FACING AWAY FROM LINES.
7. CONDUITS FOR ALL EQUIPMENT AND LOCATIONS SHALL BE STUBBED AND MARKED ABOVE GRADE

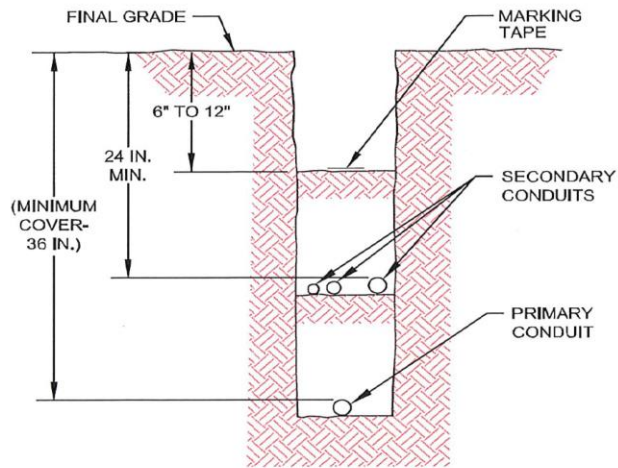
 DATE: 06/09/2021 REVISED: 06/09/2021	REAR PROPERTY PAD AND PEDESTAL LOCATION	21 STANDARD NUMBER URPL
--	---	---



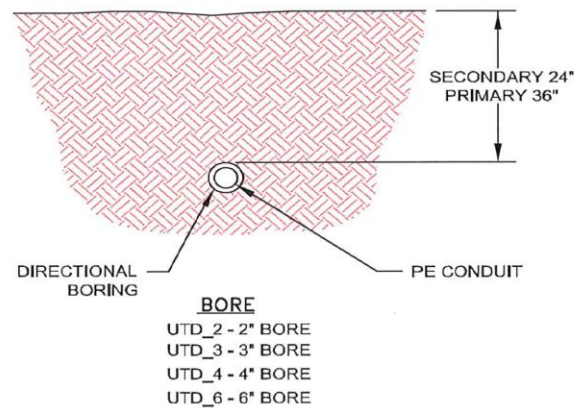
GENERAL NOTES:

1. HED FACILITIES SHALL OCCUPY THE NORTH & EAST OF THE REAR & SIDE LOT LINES.
2. TELEPHONE & CABLE TV FACILITIES SHALL OCCUPY THE SOUTH & WEST SIDES OF THE REAR & SIDE LOT LINES.
3. HED SHALL NEGOTIATE WITH OTHER UTILITIES WHEN ANY CONFLICT IN SYSTEM DESIGN IS APPARENT, SUCH AS CROSSING POINTS, PARALLEL TRENCHING, CLEARANCES ETC. THUS, ELIMINATING SOME CHANCE OF BOTH UTILITIES HAVING DAMAGED FACILITIES.
4. HED TRENCH SHALL BE DUG 4' FROM & PARALLEL TO THE REAR OR SIDE LOT LINES & 13' BACK FROM CURB.
5. THE REAR LOT LINE DIRECTION IS SHOWN TO ILLUSTRATE THE DIFFERENT COMBINATIONS,

 DATE: 06/09/2021 REVISED: 06/09/2021	REAR PROPERTY & STREET SIDE CONDUIT END LOCATION	22 STANDARD NUMBER UCEL
--	--	--



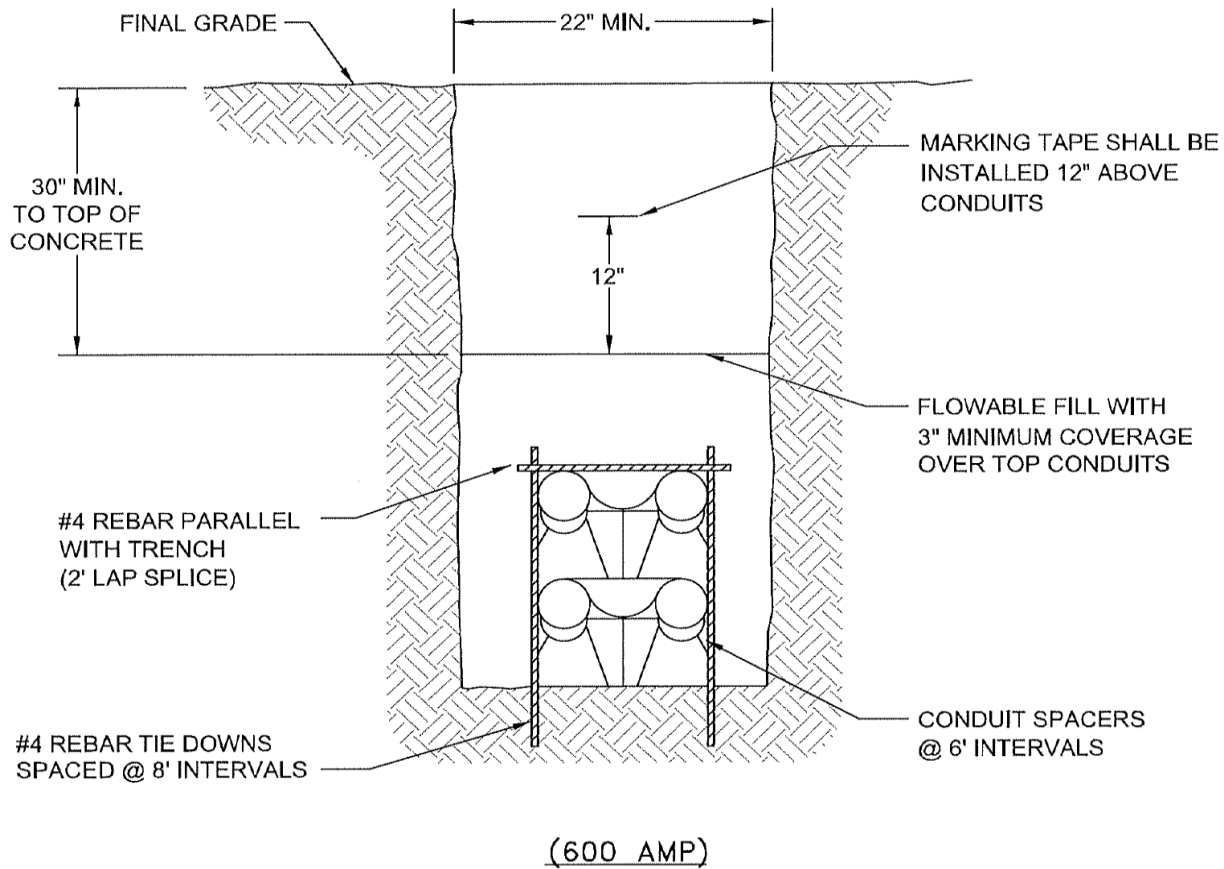
UTA-12" TRENCH PRIMARY & SECONDARY
 UTB-6" TRENCH PRIMARY & SECONDARY
 UTC-6" TRENCH PRIMARY OR SECONDARY



GENERAL NOTES:

1. UNDER OPEN AREAS USE EARTH BACK FILL FOR TRENCHES. BACK FILL IS TO BE FREE OF ROCK OR RUBBLE AND COMPACTED TO 95% OF MAXIMUM DENSITY IN TRENCH.
2. UNDER PAVED STREETS, SIDEWALKS, DRIVES, PARKING AREAS, AND TRANSFORMER PADS USE AB-3 OR CRUSHER RUN LIMESTONE BACK FILL COMPACTED TO 95% OF MAX. DENSITY IN TRENCH.
3. UNDERGROUND TRENCHES AND CONDUITS PROVIDED BY A CUSTOMER OR ITS AGENTS SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYSING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.
4. CONDUITS SHALL HAVE A CUSTOMER INSTALLED PULL WIRE.
5. LIMIT 90° BENDS TO 3 PER CONDUIT RUN,
6. TAPE ENDS OF CONDUIT WITH DUCT TAPE.
7. PRIMARY CONDUIT SHALL BE SCHEDULE 40 PVC/PE, WITH 36" RADIUS, STEEL BENDS. MINIMUM DEPTH 36".

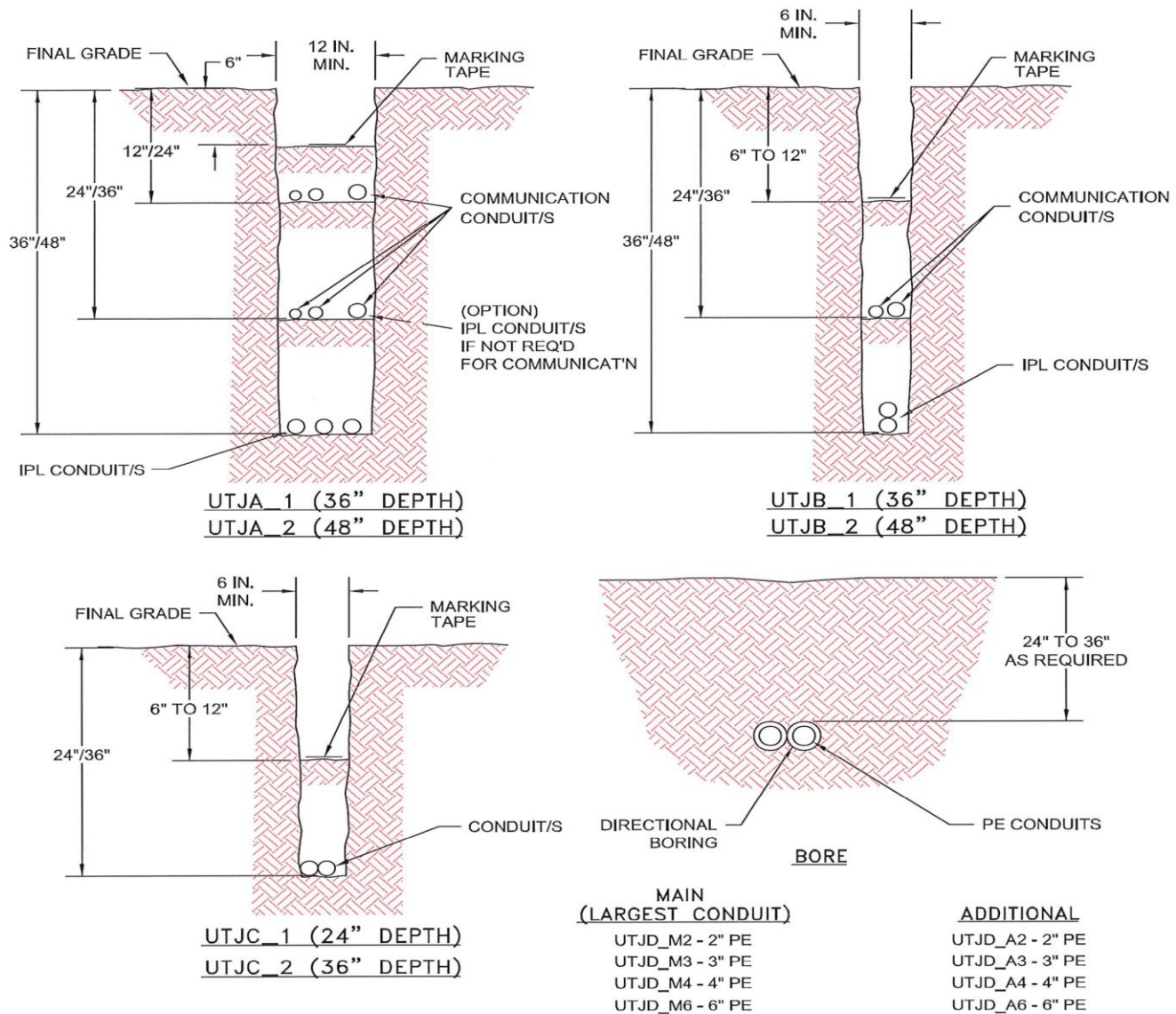
	TRENCHES & DIRECTIONAL BORING	34 STANDARD NUMBER UT
DATE: 06/09/2021 REVISED: 06/09/2021		



NOTES:

1. UNDER OPEN AREAS USE EARTH BACK FILL FOR TRENCHES. BACK FILL IS TO BE FREE OF ROCK OR RUBBLE AND COMPACT TO 95% OF MAXIMUM DENSITY IN TRENCH.
2. UNDER PAVED STREETS, SIDEWALKS, DRIVES, PARKING AREAS, AND TRANSFORMER PADS USE AB-3 OR CRUSHER RUN LIMESTONE BACK FILL COMPACTED TO 95% OF MAX. DENSITY IN TRENCH.
3. UNDERGROUND TRENCHES AND CONDUITS PROVIDED BY A CUSTOMER OR ITS AGENTS SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.

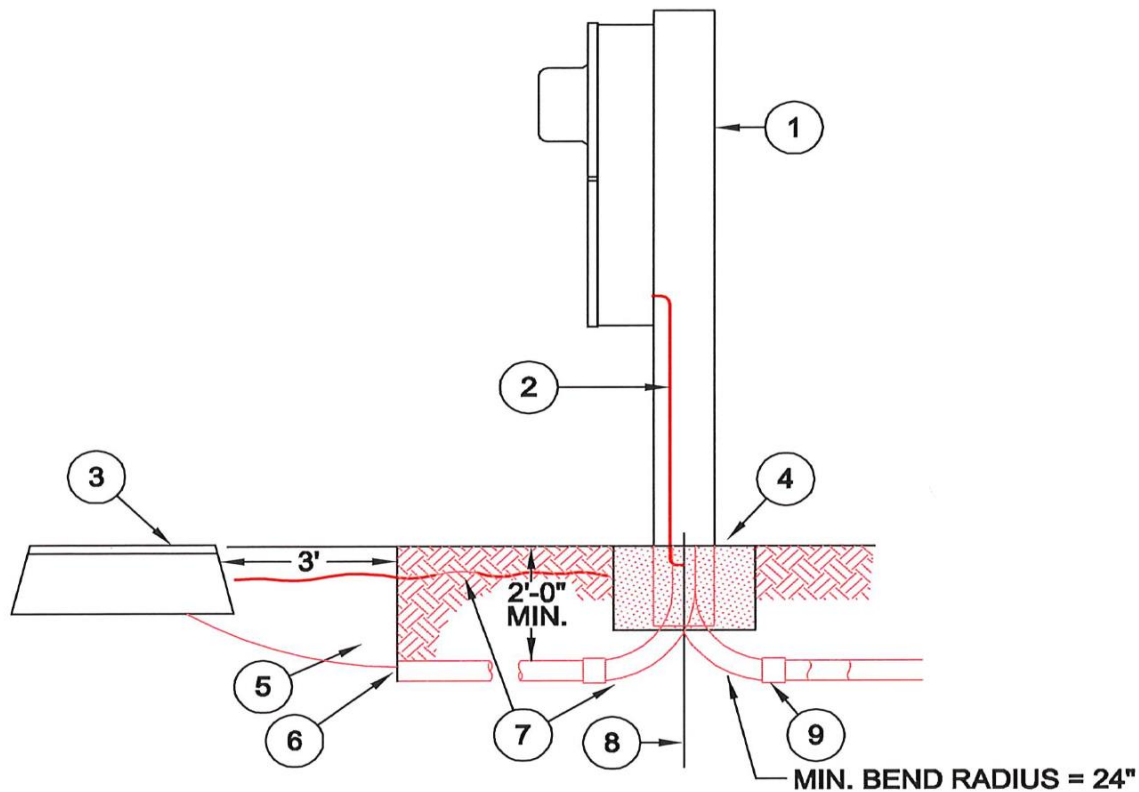
	TRENCH 600 AMP	35 STANDARD NUMBER UT6
DATE: 06/09/2021 REVISED: 06/09/2021		



NOTES:

1. UNDER OPEN AREAS USE EARTH BACK FILL FOR TRENCHES, BACK FILL IS TO BE FREE OF ROCK OR RUBBLE AND COMPACTED TO 95% OF MAXIMUM DENSITY IN TRENCH.
2. UNDER PAVED STREETS, SIDEWALKS, DRIVES, PARKING AREAS, AND TRANSFORMER PADS USE AB-3 OR CRUSHER RUN LIMESTONE BACK FILL COMPACTED TO 95% OF MAX. DENSITY IN TRENCH.
3. UNDERGROUND TRENCHES AND CONDUITS PROVIDED BY A CUSTOMER OR ITS AGENTS SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BEFORE BACKFILLING, FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.

	JOINT USE TRENCHES & DIRECTIONAL BORING		36 STANDARD NUMBER UTJ
DATE: 06/09/2021 REVISED: 06/09/2021			

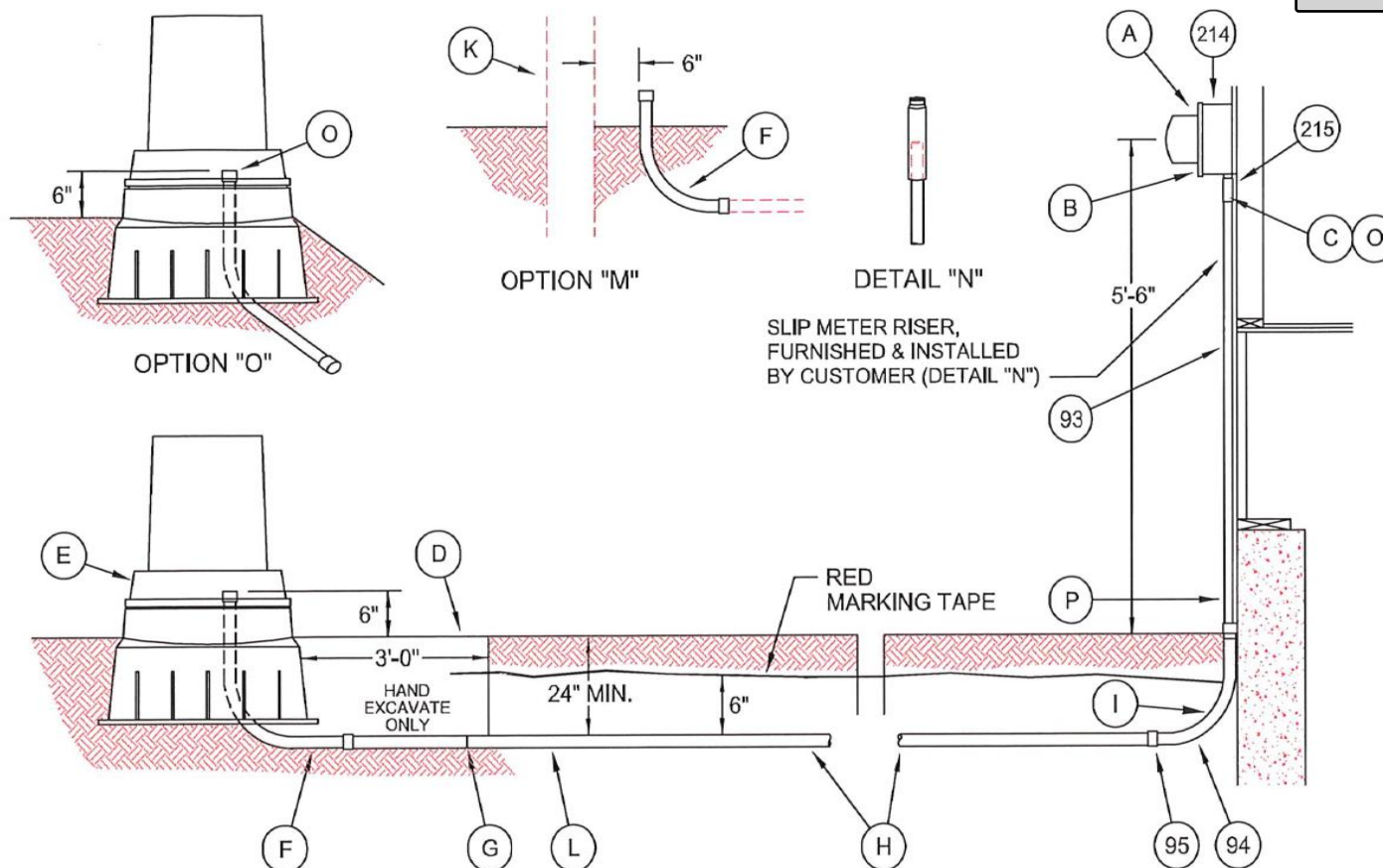


1. MOUNTING PEDESTAL (ADJACENT TO MOBILE HOME) FURNISHED & INSTALLED BY CUSTOMER
2. #6 CU. GROUND WIRE ATTACHED TO GROUNDING TERMINAL BLOCK FURNISHED & INSTALLED BY CUSTOMER
3. UTILITY TRANSFORMER OR SERVICE PEDESTAL.
4. PEDESTAL SHALL BE MOUNTED ON CONCRETE BASE OR WITH CONCRETE ANCHOR.
5. EXCAVATION 3"X3"X2" MIN. BY CUSTOMER HAND EXCAVATE ONLY.
6. PLUG END OF DUCT WITH DUCT SEAL WHEN DUCT IS FIRST INSTALLED.
7. CONTINUOUS FLEXIBLE NON-METALLIC PVC TYPE DB CONDUIT, FURNISHED AND INSTALLED, WITHOUT SHARP BENDS INDENTATIONS, COMPLETE WITH PULL WIRE & MARKING TAPE, BY CUSTOMER.
8. GROUND ROD 1/2"X8" COPPERWELD FURNISHED & INSTALLED BY CUSTOMER DRIVEN 12" MIN. DISTANCE FROM MOUNTING PEDESTAL AND/OR CONCRETE BASE.
9. CONDUIT & SERVICE ENTRANCE CONDUCTORS TO MOBILE HOME FURNISHED & INSTALLED BY CONSUMER.
10. ALL SCREWS TO BE SLOTTED OR PHILLIPS SHEET METAL TYPE.

GENERAL NOTES:

1. CUSTOMER INSTALLATION TO BE INSPECTED BY CITY INSPECTION DMSION BEFORE CONNECTION BY HED.
2. COMBINATION METERING & ENTRANCE EQUIPMENT FURNISHED & INSTALLED BY CUSTOMER MUST BE APPROVED IN ADVANCE BY HED.
3. SERVICE LATERAL CONDUCTORS FURNISHED BY CUSTOMER.
4. CUSTOMER SHALL PROVIDE PULL WIRE FROM CONDUIT END TO METER BASE.
5. CUSTOMER TO CONTACT HED WHEN SERVICE EXCEEDS 125 ' IN LENGTH.

	UNDERGROUND MOBILE HOME SERVICE		8 STANDARD NUMBER USVMH
DATE: 06/09/2021 REVISED: 06/09/2021			

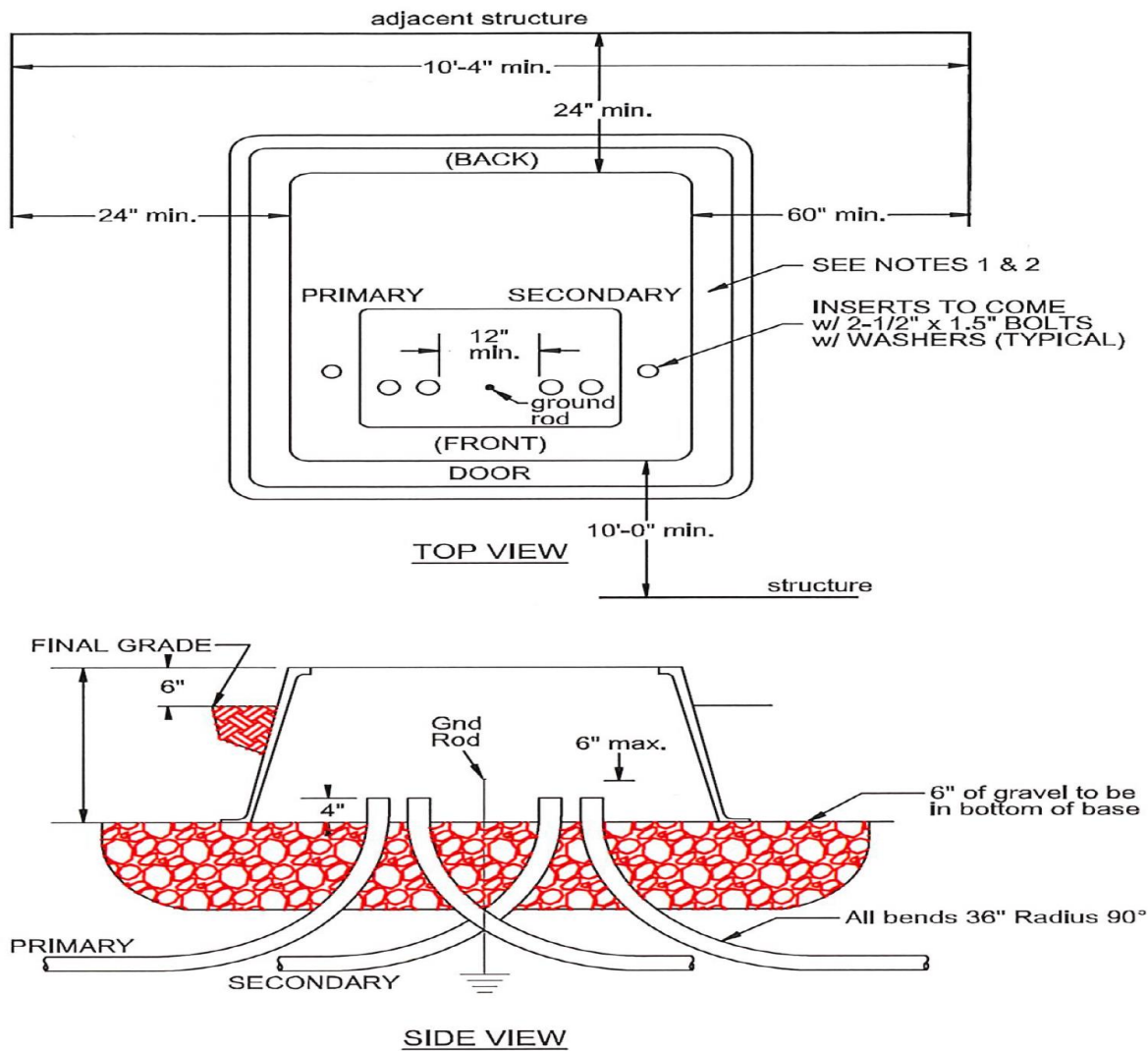


- A. STANDARD SOCKET METER INSTALLATION. SOCKET FURNISHED BY HED AND INSTALLED BY CUSTOMER.
1. METER LOCATIONS SHALL BE DETERMINED & MARKED BY HED.
- B. INSULATED BUSHING, FURNISHED, AND INSTALLED BY CUSTOMER.
- C. TYPE 80 PVC CONDUIT AND SLIPFITTOR FURNISHED AND INSTALLED BY CUSTOMER. ' OCCASIONALLY THE CUSTOMER'S METER SOCKET IS LOCATED AT A LOWER ELEVATION THAN THE UTILITY'S TRANSFORMER OR PEDESTAL, ALL LOCATIONS SHALL BE CONSTRUCTED AS ILLUSTRATED IN OPTION "O", OTHER MEASURES TO PROHIBIT WATER RETENTION MAY BE RECOMMENDED BY THE CUSTOMER OR THE CUSTOMER'S AGENT FOR APPROVAL BY THE UTILITY.
- D. EXCAVATION 36" X36"X30" MIN, BY CUSTOMER.
- E. PAD MOUNT TRANSFORMER OR SERVICE PEDESTAL.
- F. SCHED. 80 OR 40 PVC 90° ELBOW, MIN 24" RADIUS.
- G. PLUG END OF DUCT WITH DUX SEAL WHEN DUCT IS FIRST INSTALLED. LEAVE ENOUGH PVC TO MAKE CONTINUOUS TO P&L ELBO
- H. CONTINUOUS NON-METALLIC PVC TYPE DB SCHEDULE 40 CONDUIT, FURNISHED AND INSTALLED, WITHOUT SHARP BENDS OR INDENTATIONS, COMPLETE WITH PULL WIRE & MARKING TAPE BY CUSTOMER. SEE CONDUIT SIZE REQUIREMENT BELOW.
- I. SCHED. 80 OR 40 PVC 90° ELBOW. MIN. 24" RADIUS.
- J. ALL SCREWS TO BE SLOTTED OR PHILLIPS SHEET METAL TYPE.
- K. WOOD POLE.
- L. 2" PVC.
- M. SLIPFITTOR
- N. OPTION "O" - TRANSFORMER OR PEDESTAL INSTALLED AT A HIGHER ELEVATION THAN THE METER.
- O. SEAL END OF CONDUIT WITH INSULATED FOAM SEALANT (OPTION "O").
- P. WHEN INSTALLING OPTION "O", SAW TWO 1/4" SLOTS IN CONDUIT RISER FOR WATER DRAINAGE.

GENERAL NOTES:

- (1) THIS STANDARD MAY BE ADAPTED TO RESIDENTIAL MULTI-FAMILY DWELLINGS EXCEPT FOR REQUIRED CONDUIT SIZE.
- (2) CUSTOMER TO CONTACT IP&L ENGINEERING DIVISION WHEN SERVICE EXCEEDS 125' IN LENGTH.
- (3) WORK ON CUSTOMER'S PANEL OR WIRING SHALL BE INSPECTED BY CITY INSPECTION DIVISION BEFORE CONNECTION TO HED.
- (4) NUMBER INDICATORS ARE FOR HED INTERNAL USE ONLY.

	UNDERGROUND RESIDENTIAL SERVICE 200/400 AMP		3 STANDARD NUMBER USVRU
DATE: 06/09/2021 REVISD: 06/09/2021			

**NOTES:**

1. SECONDARY CONDUITS SHALL BE INSTALLED IN DIRECTION OF SERVICES TO BE USED. FINAL QUANTITIES OF CONDUIT RUNS SHALL BE APPROVED BY HED PERSONNEL PRIOR TO BACKFILLING.
2. CONDUIT INSTALLED FOR FUTURE CABLE RUNS SHALL EXTEND AT LEAST 24" BEYOND THE BASE AND BE CAPPED ON BOTH ENDS. ANCHOR BOLT INSERTS ARE POSITIONED FOR TRANSFORMERS.
3. A MINIMUM WIDTH OF 10'-4" WORKING SPACE BETWEEN STRUCTURES WILL BE REQUIRED FOR TRANSFORMER INSTALLATION AND MAINTENANCE.
4. ANY FENCE OR WALL IN FRONT OF TRANSFORMER DOOR LESS THAN 10' AWAY MUST BE REMOVABLE OR OPENABLE.

IMPORTANT - PLEASE NOTE

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BY HED BEFORE POURING OR BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.

	SINGLE PHASE FIBERGLASS TRANSFORMER BOX PAD (25KVA - 167KVA)		10B
DATE: 06/09/2021			STANDARD NUMBER
REVISED: 06/09/2021			UT1BP

DATE: 06/09/2021

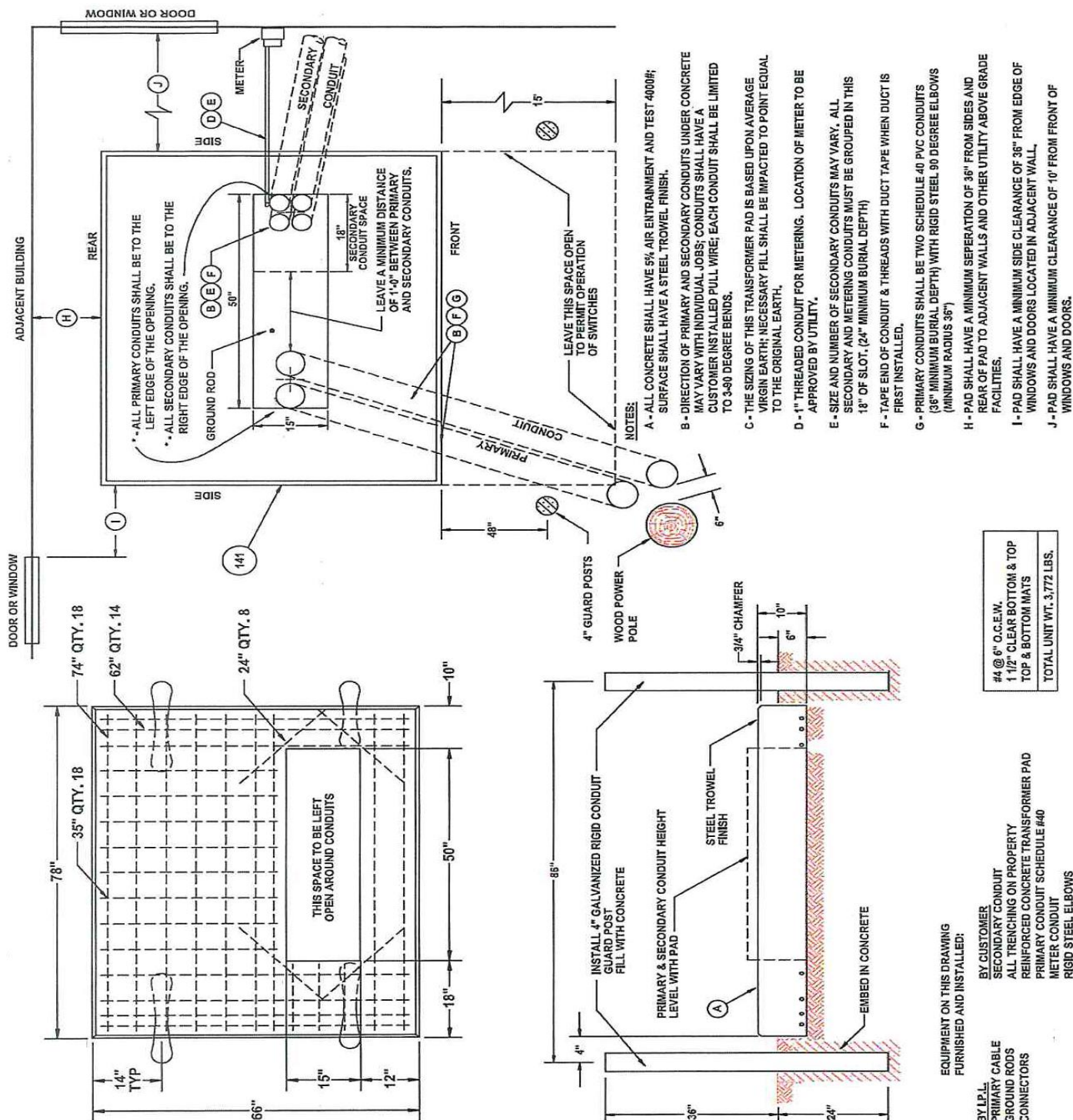
REVISÉ:06/09/2021

THREE PHASE TRANSFORMER PAD (75KVA - 500KVA)

STANDARD
NUMBER
UT3P

20

Packet Pg. 83



**EQUIPMENT ON THIS DRAWING
FURNISHED AND INSTALLED:**

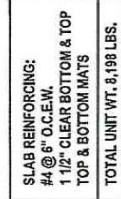
BY I.P.L.
PRIMARY CABLE
GROUND RODS
CONNECTORS

BY CUSTOMER
SECONDARY CONDUIT
ALL TRENCHING ON PROJECT
REINFORCED CONCRETE
PRIMARY CONDUIT SCHEDULE
METER CONDUIT
RIGID STEEL ELBOWS
GUARD POSTS
SECONDARY CONDUIT

#4 @ 6" O.C.E.W.
1 1/2" CLEAR BOTTOM & TOP
TOP & BOTTOM MATS
TOTAL UNIT WT. 3,772 LBS.

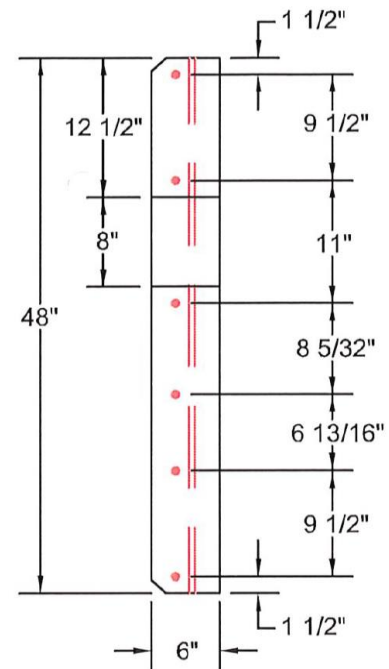
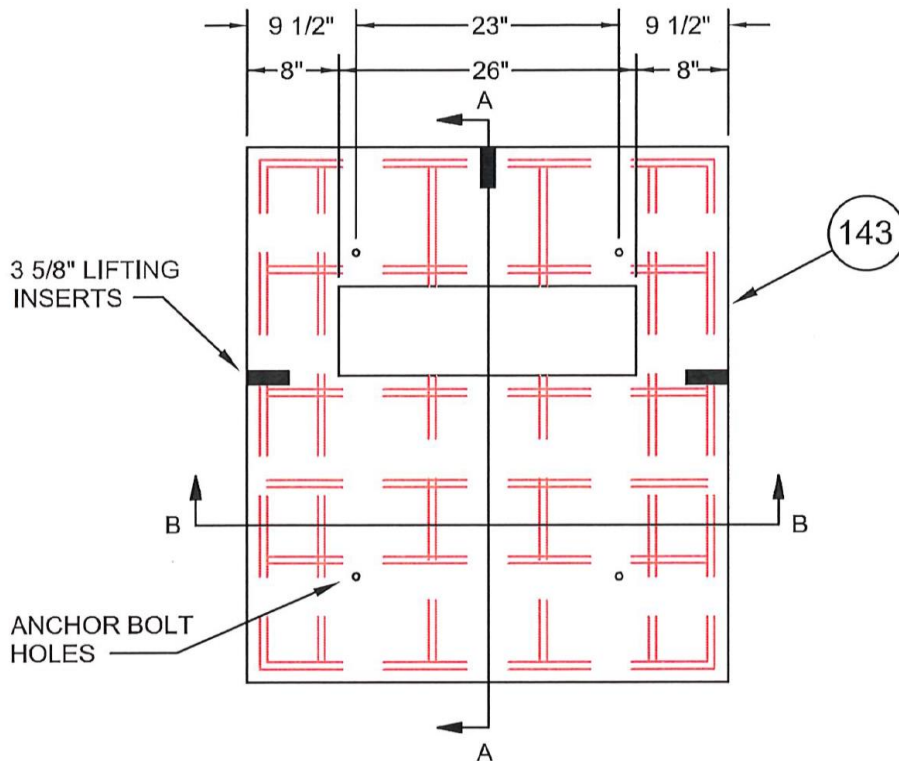
K-IMPORTANT - PLEASE NOTE

IMPORTANT - PLEASE CALL
UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER
SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED
BY PL BEFORE POURING OR BACKFILLING. FAILURE TO HAVE INSPECTION
MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE
ITEMS. PLEASE CALL TO SCHEDULE INSPECTION

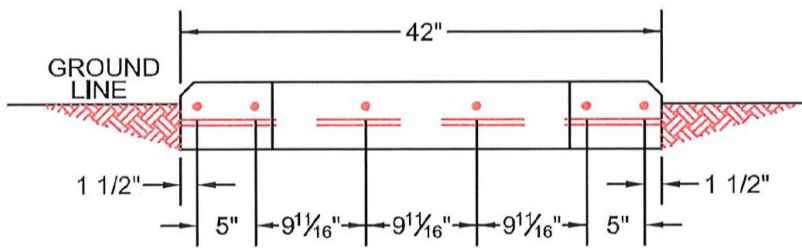


- K-IMPORTANT - PLEASE NOTE**

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BEFORE POURING OR BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBUILDING OR REBUILDING THE RESPECTIVE ITEMS, PLEASE CALL _____ TO SCHEDULE INSPECTION.



SECTION A-A



SECTION B-B

NOTE: ALL REINFORCING
RODS ARE #4 (1/2")

IMPORTANT- PLEASE NOTE

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BY HED BEFORE POURING OR BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.



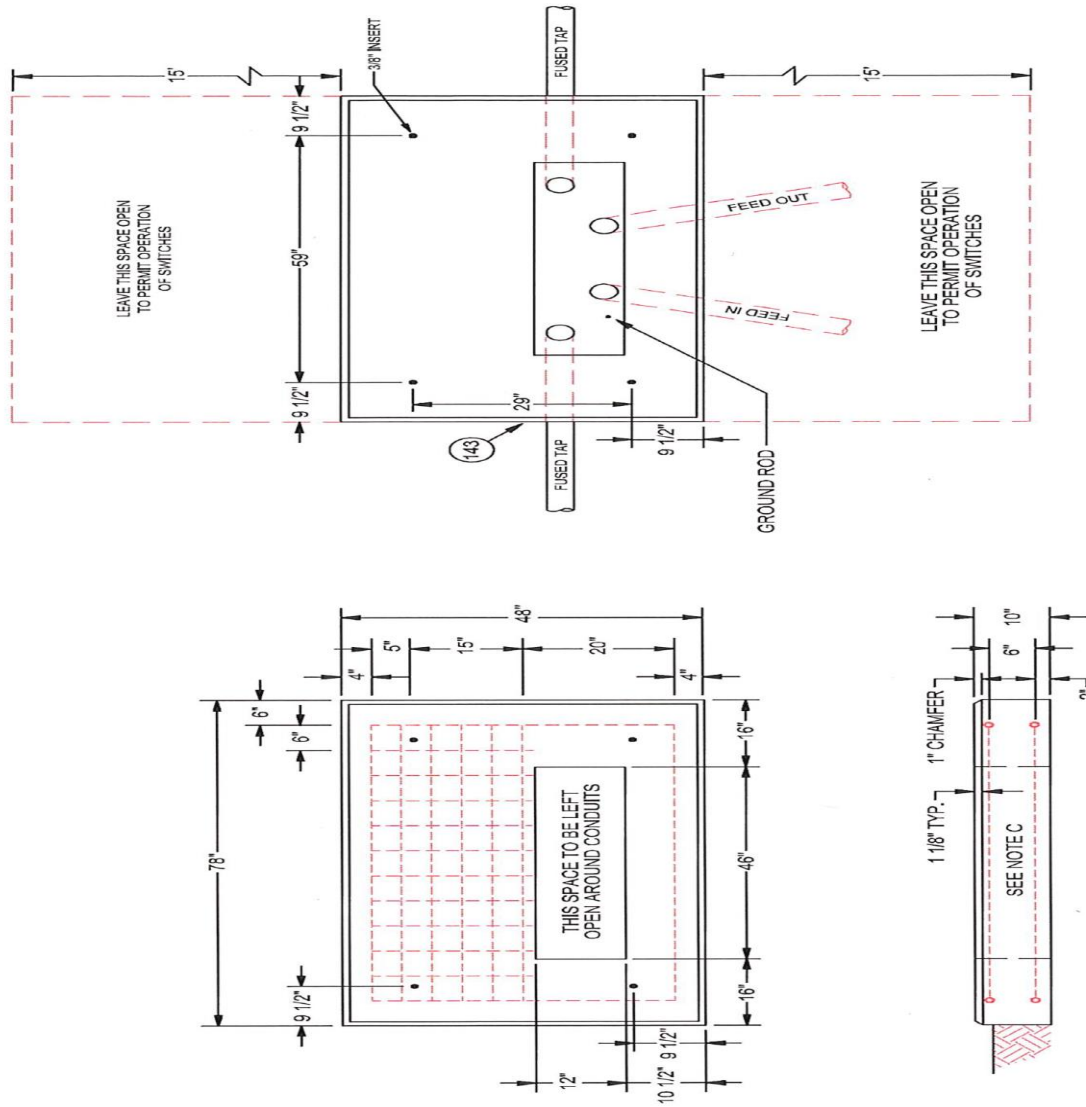
SINGLE PHASE FUSING CABINET PAD

DATE: 06/09/2021

REVISED: 06/09/2021

STANDARD
NUMBER
UE1FCP

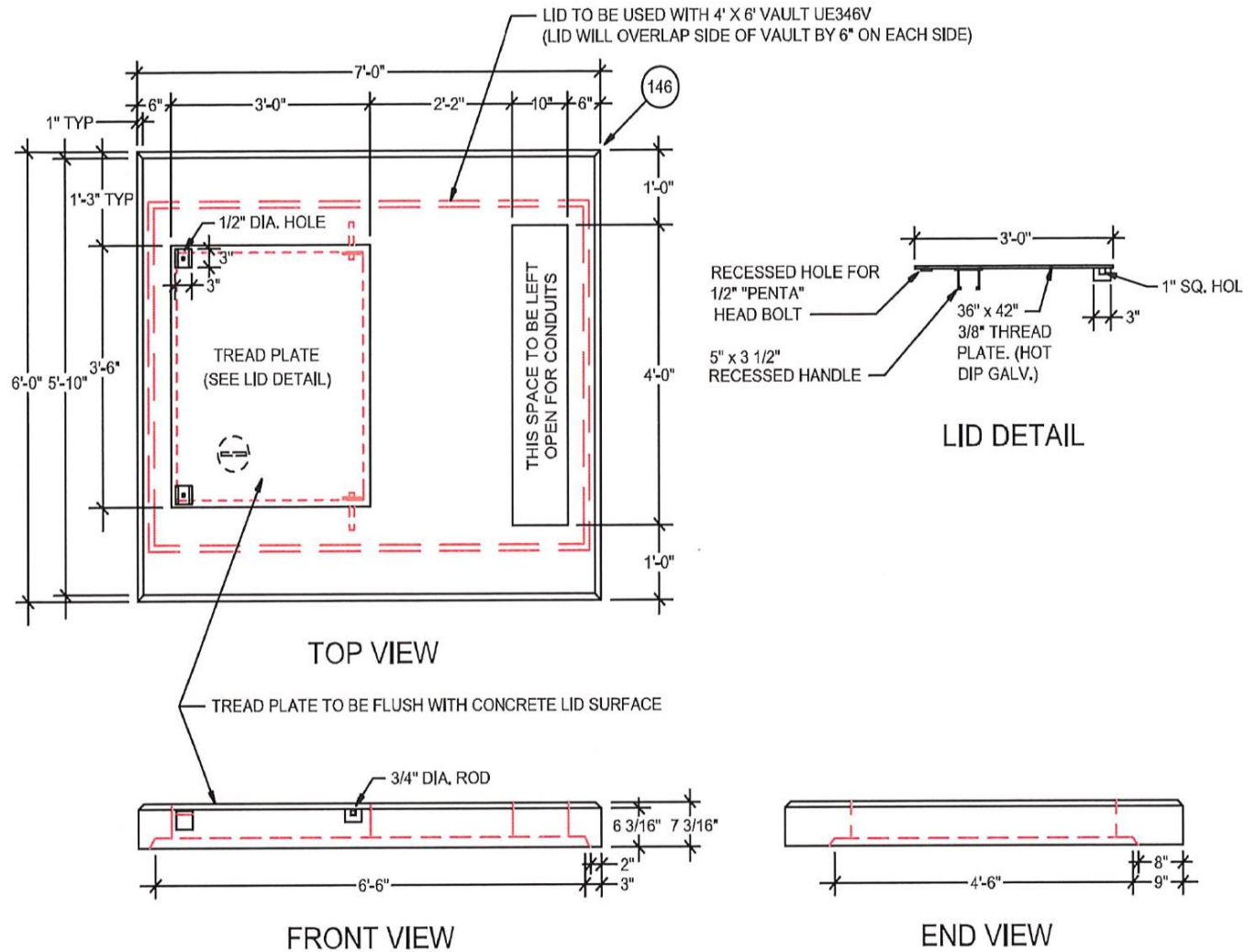
3



NOTES:

- A. ALL CONCRETE SHALL BE AIR ENTRAINED AND TEST 4000#, WITH STEEL TROWEL FINISH.
- B. DIRECTION OF PRIMARY CONDUITS UNDER CONCRETE MAY VARY WITH INDIVIDUAL JOBS; SPECIFIC INSTRUCTIONS FOR PRIMARY CONDUIT TO BE ISSUED.
- C. THE SIZING OF THIS PAD IS BASED UPON AVERAGE VIRGIN EARTH AND ANY NECESSARY FILL SHALL BE COMPACTED TO POINT EQUAL TO THE ORIGINAL EARTH.
- D. ALL CONDUITS SHALL HAVE CUSTOMER INSTALLED PULL WIRE.

	THREE PHASE FUSING CABINET PAD		7 STANDARD NUMBER UE3FCP
DATE: 06/09/2021 REVISED: 06/09/2021			

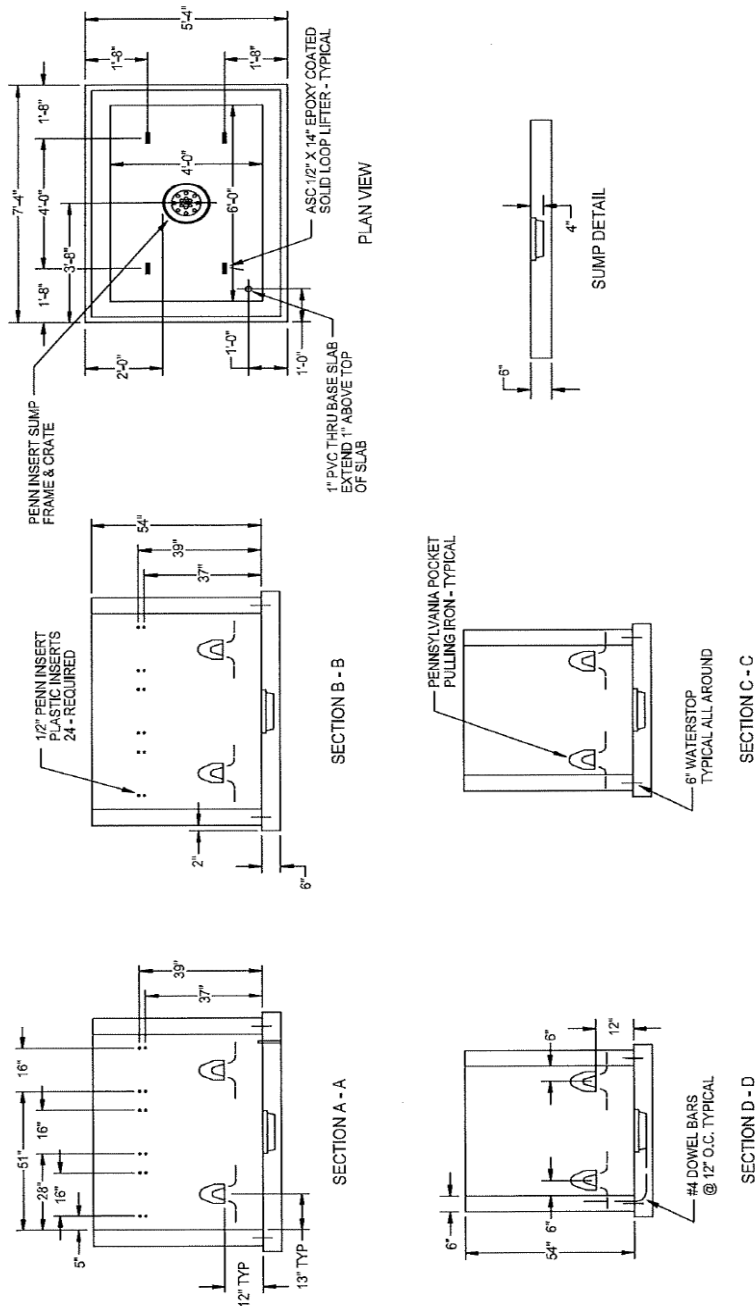


NOTES:

- A. ALL CONCRETE SHALL BE AIR ENTRAINED AND TEST 3000#, WITH STEEL TROWEL FINISH. LID SHALL BE REINFORCED TO MEET CURRENT ACI STANDARDS.
- B. PAD SHALL HAVE A MINIMUM SEPARATION OF 36" FROM SIDES AND REAR OF PAD TO ADJACENT WALLS AND OTHER UTILITY ABOVE GRADE FACILITIES.
- C. PAD SHALL HAVE A MINIMUM SIDE CLEARANCE OF 36" FROM EDGE OF WINDOWS AND DOORS LOCATED IN ADJACENT WALL.
- D. PAD SHALL HAVE A MINIMUM CLEARANCE OF 10' FROM FRONT OF WINDOWS AND DOORS.
- E. IMPORTANT: PLEASE NOTE

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BY HED BEFORE POURING OR BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING, REBURYING OR REBUILDING THE RESPECTIVE ITEMS. PLEASE CALL 816-380-8958 TO SCHEDULE INSPECTION.

	THREE PHASE FUSING CABINET VAULT LID		8 STANDARD NUMBER UE346VFCL
DATE: 06/09/2021 REVISED: 06/09/2021			

**VAULT NOTES:**

A-ALL CONCRETE SHALL HAVE 5% AIR ENTRAINMENT AND TEST 4000#; SURFACE SHALL HAVE A STEEL TROWEL FINISH.

B • NECESSARY FILL SHALL BE COMPACTED TO POINT EQUAL TO THE ORIGINAL EARTH.

C-TAPE END OF CONDUIT & THREADS WITH DUCT TAPE WHEN DUCT IS FIRST INSTALLED.

D-VAULT SHALL HAVE A MINIMUM SEPARATION OF 36" FROM SIDES AND REAR OF PAD TO ADJACENT WALLS AND OTHER UTILITY ABOVE GRADE FACILITIES.

E-VAULT SHALL HAVE A MINIMUM CLEARANCE OF 10' FROM ADJACENT BUILDINGS

F -ALL CONDUITS ENTERING VAULTS SHALL BE TERMINATED, GROUTED AND PROVIDED WITH CONDUIT END BELLS FLUSH WITH THE VAULT INTERIOR WALL.

G -IMPORTANT• PLEASE NOTE

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BY HED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING OR REBUILDING THE RESPECTIVE ITEMS

CONDUIT NOTES (IF APPLICABLE):

A- DIRECTION OF PRIMARY CONDUITS MAY VARY WITH INDIVIDUAL JOBS; CONDUITS SHALL HAVE A CUSTOMER INSTALLED PULL WIRE; EACH CONDUIT SHALL BE LIMITED TO 3-90 DEGREE BENDS.

B • PRIMARY CONDUITS SHALL BE A MINIMUM OF 4" PVC CONDUITS (30" MINIMUM BURIAL DEPTH) WITH 4" RIGID STEEL 90 DEGREE ELBOWS (MINIMUM RADIUS 36")

NOTES:

CEMENT TO BE PER ASTM C-150
REINFORCING USED TO BE PER ASTM A-615 GRADE 60
STRUCTURE AND REINFORCING DESIGN TO BE PER ASTM C-913
CONCRETE TO BE AIR INTRAINED 4000 PSI @28 DAYS MINIMUM

SHIP WITH THIS BOX: (1) CASE OF JS1 JOINT SEALER

UNIT WEIGHTS	(LBS)
TOP SECTION	
MID SECTION 2	
MID SECTION 1	
BASE SECTION	7,333
BASE SLAB	2,897
TOTAL BASE WT.	10,230



DATE: 06/09/2021

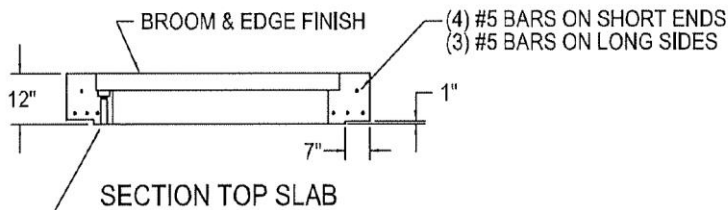
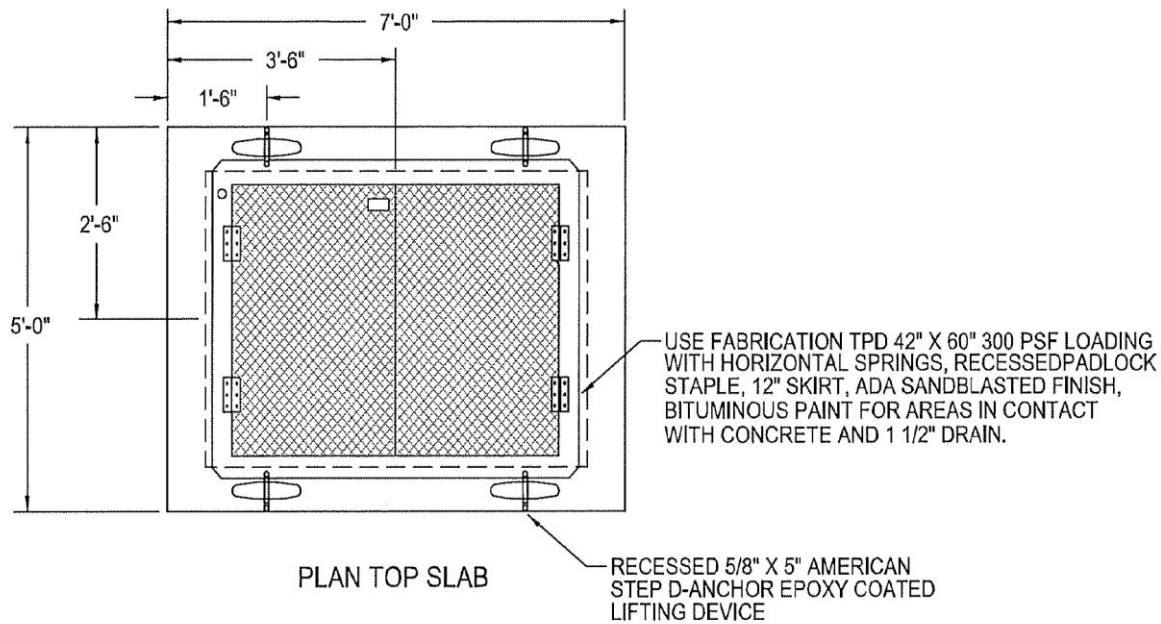
REVISED:06/09/2021

4' X 6' X 4'-6" VAULT

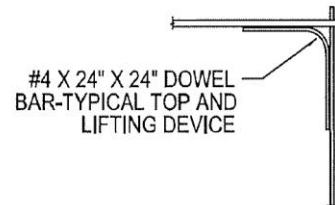
FOR LID DETAIL SEE UE346VTBL OR UE346VL

STANDARD
NUMBER
UE346VFCL

8



EXTEND 1 1/2" DRAIN TO BOTTOM OF FORM AND TAPE THE END WITH DUCT TAPE. AFTER FABRICATION, RAISE THE HATCH AND MAKE SURE THAT THE DRAIN IS CLEAR OF CONCRETE AND DUCT TAPE.

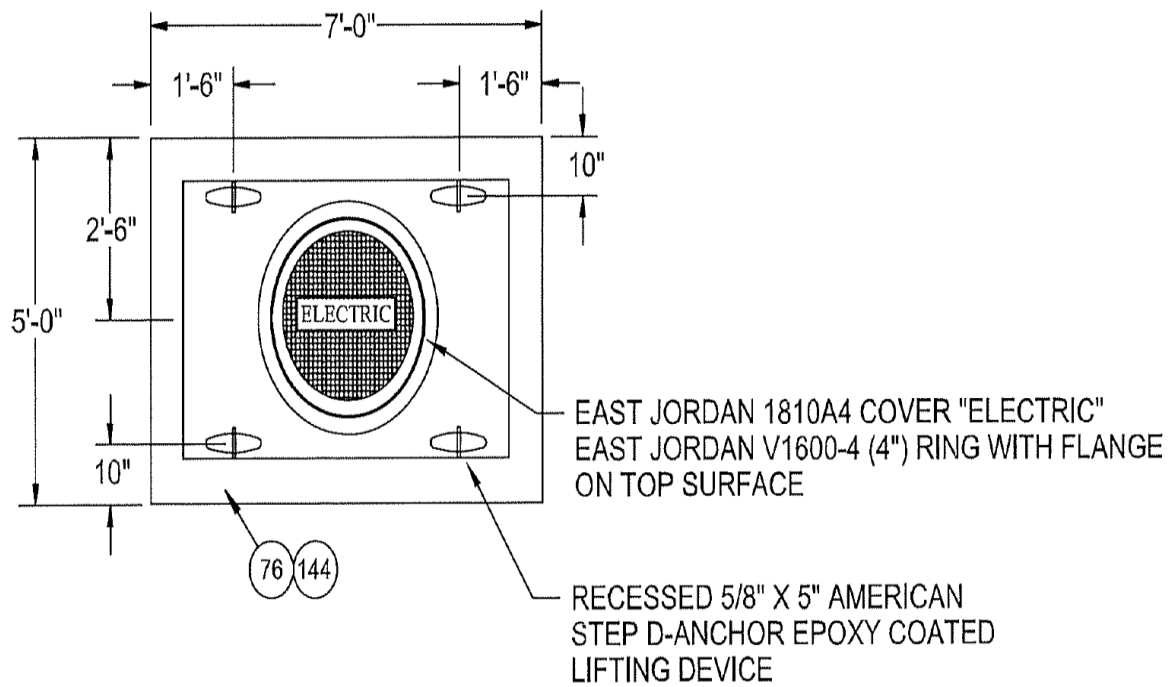


CORNER REBAR DETAIL

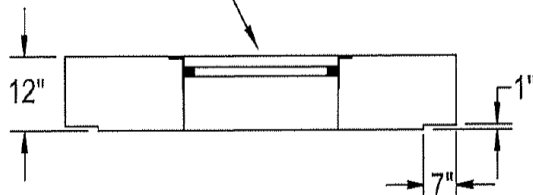
NOTES:

ORIGINAL DRAWING: HED UE346V POLE BOX TOP SLAB ESTIMATED WEIGHT: 2,798 LBS.

	4' X 6' VAULT LID	10 STANDARD NUMBER UE346VL
DATE: 06/09/2021 REVISED: 06/09/2021		



BROOM & EDGE FINISH



TOP SLAB REINFORCING	
REINFORCING AS NOTED ABOVE	
UNIT WEIGHTS	(LBS)
TOP SLAB	4,457

NOTES:

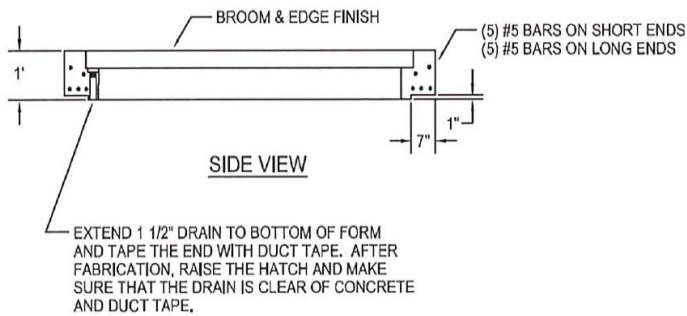
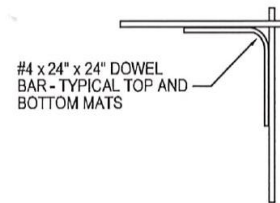
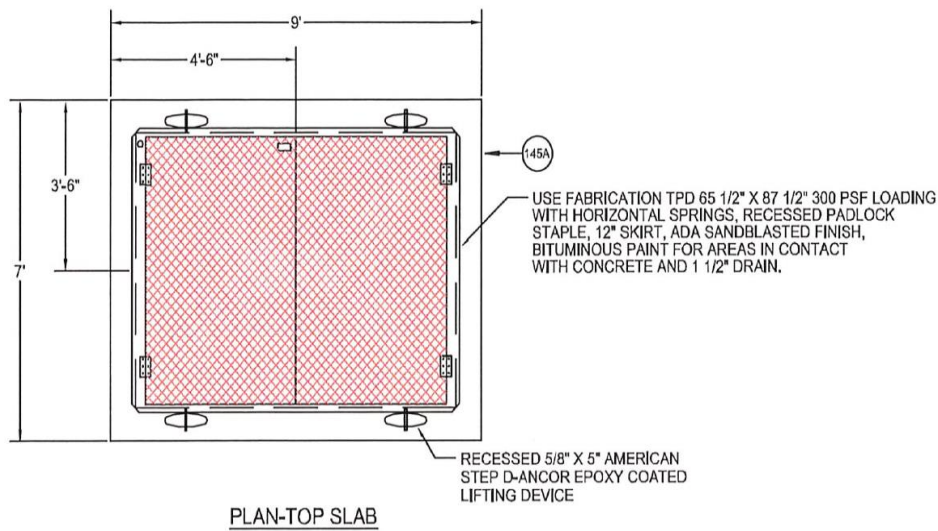
CEMENT TO BE PER ASTM C-150

REINFORCING USED TO BE PER ASTM A-615 GRADE 60 STRUCTURE AND REINFORCING DESIGN TO BE PER ASTM C-913

CONCRETE TO BE AIR ENTRAINED 4000 PSI@28 DAYS MINIMUM

	4' X 6' VAULT TRAFFIC BEARING LID	11 STANDARD NUMBER UE346VTBL
DATE: 06/09/2021 REVISED: 06/09/2021		

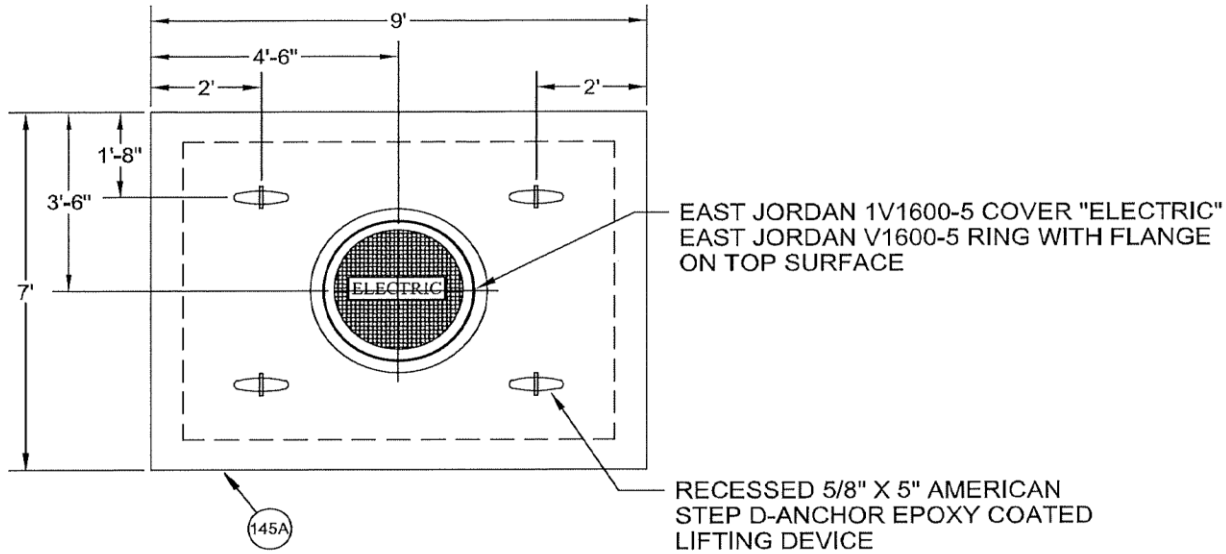




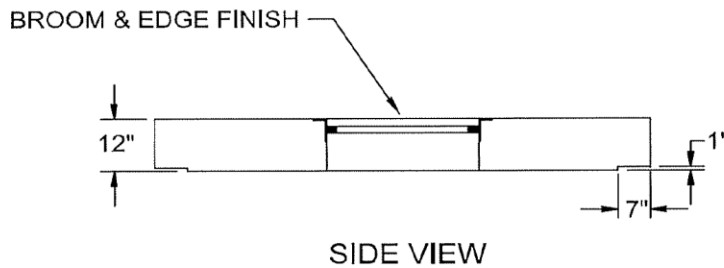
NOTES:
 CEMENT TO BE PER ASTM C-150
 REINFORCING USED TO BE PER ASTM A-615 GRADE 60 STRUCTURE
 AND REINFORCING DESIGN TO BE PER ASTM C-913 CONCRETE TO BE
 AIR ENTRAINED 4000 PSI@ 28 DAYS MINIMUM

TOP SLAB REINFORCING	
REINFORCING AS NOTED ABOVE	
UNIT WEIGHTS	(LBS)
TOP SLAB	3,515

 DATE: 06/09/2021 REVISED: 06/09/2021	6' X 8' VAULT LID	13 STANDARD NUMBER UE368VL



PLAN - TOP VIEW



TOP SLAB REINFORCING	
#5 @ 6" O.C.E.W. WITH #5 DIAGONALS AROUND CASTINGS 1 1/2" CLEAR BOTTOM	
UNIT WEIGHTS	(LBS)
TOP SLAB	8,344

NOTES:

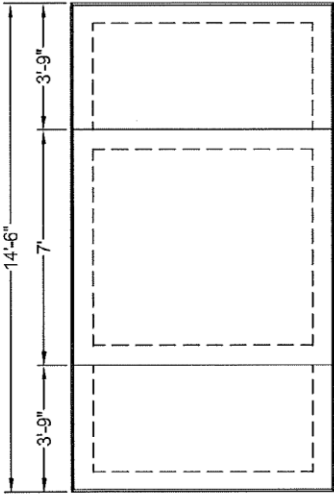
CEMENT TO BE PER ASTM C-150

REINFORCING USED TO BE PER ASTM A-615 GRADE 60 STRUCTURE AND REINFORCING DESIGN TO BE PER
ASTM C-913 CONCRETE TO BE AIR ENTRAINED 4000 PSI @28 DAYS MINIMUM

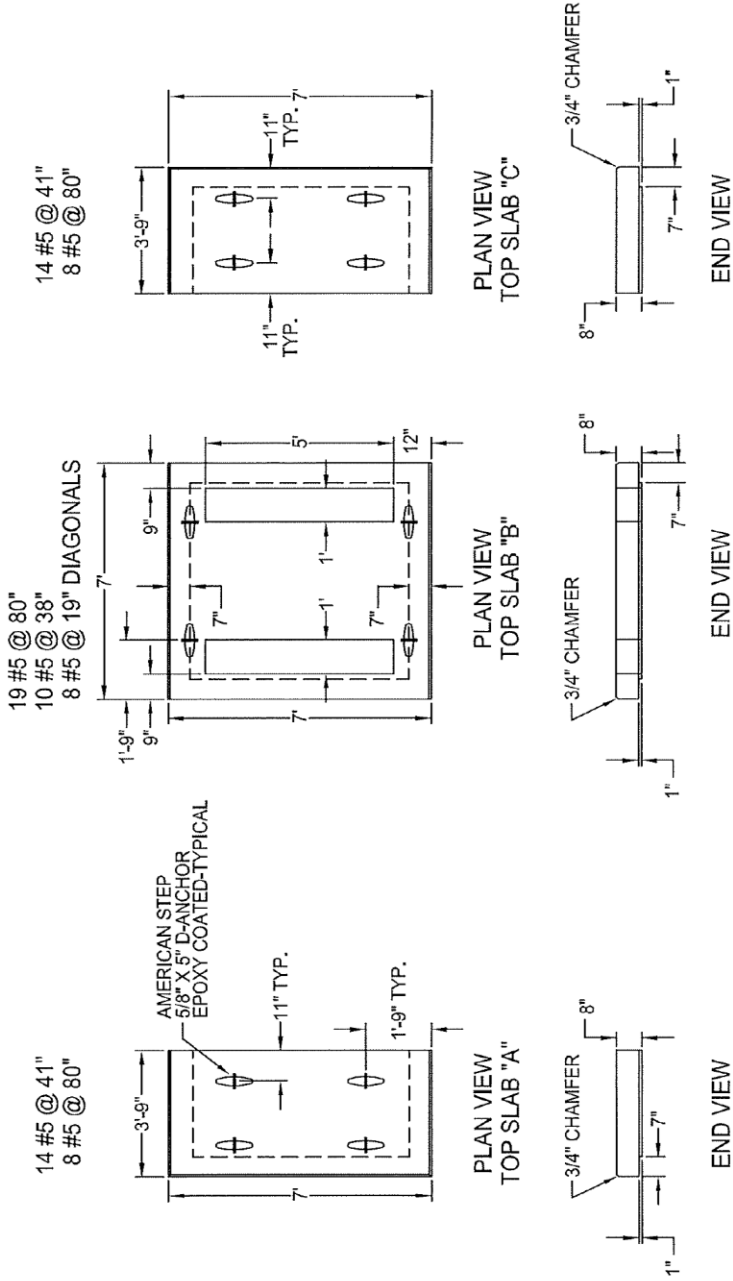
	6' X 8' VAULT TRAFFIC BEARING LID	14
DATE: 06/09/2021 REVISED: 06/09/2021		STANDARD NUMBER UE368VTBL

600 AMP – 3 PHASE
 SWTICHGEAR PAD &
 ACCESS LIDS

STANDARD
 NUMBER
 UE6SWPL



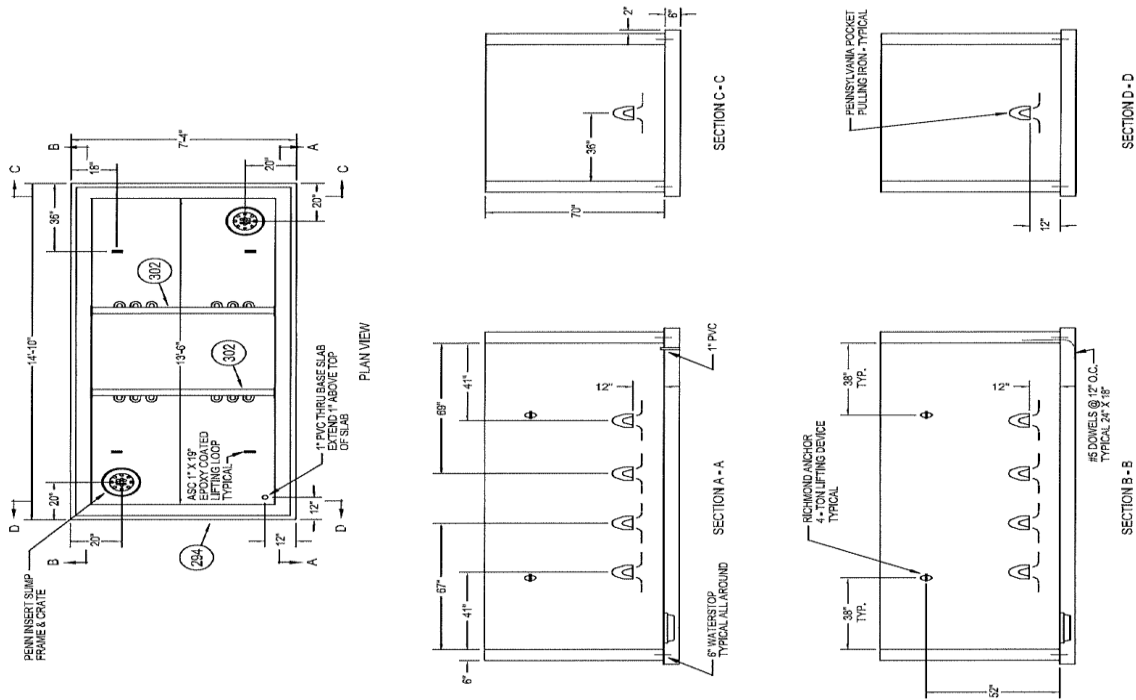
- CONSTRUCTION NOTES:
1. SIDES OF FORMS MUST BE VERTICAL
 2. STONE TOP EDGE ALL AROUND INCLUDING CORNERS
 3. STONE BOTTOM EDGE ALL AROUND AND MAKE SURE THAT THERE IS NO EXCESS CONCRETE
 4. NO LIFTING LOOPS ON SIDES OF SLABS
 5. USE EPOXY COATED POCKET LIFTING LOOPS ON TOP OF SLABS
 6. STEEL TROWEL AND LIGHT BROOM FINISH



NOTES:

CEMENT TO BE PER ASTM C-150
 REINFORCING USED TO BE PER ASTM A-615 GRADE 60
 STRUCTURE AND REINFORCING DESIGN TO BE PER ASTM A-913
 CONCRETE TO BE ENTRAINED 4000 PSI @ 28 DAYS MINIMUM

UNIT WEIGHTS " LBS "	TOP SLAB REINFORCING
TOP SLAB "A" 2.605#	#5 @ 8" O.C.E.W.
TOP SLAB "B" 3.871#	#5 DIAGONALS AROUND OPENINGS
TOP SLAB "C" 2.605#	EPOXY COATED REBAR



ALL REBAR TO
EPOXY COAT

FOR LID DETAIL
UE6SWPL

VAULT NOTES:

A-ALL CONCRETE SHALL HAVE 5% AIR ENTRAINMENT AND TEST 4000 # SURFACE SHALL HAVE A STEEL TROWEL FINISH

B - DIRECTION OF PRIMARY CONDUITS MAY VARY WITH INDIVIDUAL JOBS; CONDUITS SHALL HAVE A CUSTOMER INSTALLED PULL WIRE: EACH CONDUIT SHALL BE LIMITED TO 3--90 DEGREE BENDS.

C- %%NECESSARY FILL SHALL BE COMPACTED TO POINT EQUAL TO THE ORIGINAL EARTH.

D - TAPE END OF CONDUIT & THREADS WITH DUCT TAPE WHEN DUCT IS FIRST INSTALLED.

E - PRIMARY CONDUITS SHALL BE A MINIMUM OF 4" PVC CONDUITS 30" MINIMUM BURIAL DEPTH

F-VAULT SHALL HAVE A MINIMUM SEPARATION OF 36" FROM SIDES AND REAR OF PAD TO ADJACENT WALLS AND OTHER UTILITY ABOVE GRADE FACILITIES.

G-VAULT SHALL HAVE A MINIMUM SIDE CLEARANCE OF 36" FROM EDGE OF WINDOWS AND DOORS LOCATED IN ADJACENT WALL.

H- VAULT SHALL HAVE A MINIMUM CLEARANCE OF 10' FROM ADJACENT BUILDINGS

I- ALL CONDUITS ENTERING VAULTS SHALL BE TERMINATED, GROUTED AND PROVIDED WITH CONDUIT END BELLS FLUSH WITH THE VAULT INTERIOR WALL.

J-ALL CONDUITS ENTERING VAULTS SHALL BE PROVIDED ENTRANCE BY CORE-DRILLING CONCRETE SIDE WALLS.

K - IMPORTANT - PLEASE NOTE

UNDERGROUND PADS, VAULTS AND CONDUITS PROVIDED BY A CUSTOMER SHALL BE CONSTRUCTED TO THESE STANDARDS AND SHALL BE INSPECTED BY HED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION MAY RESULT IN REVISING OR REBUILDING THE RESPECTIVE ITEMS.

NOTES:

CEMENT TO BE PER ASTM C-150

REINFORCING USED TO BE PER ASTM A-615 GRADE 60

STRUCTURE AND REINFORCING DESIGN TO BE PER ASTM G-913 CONCRETE TO BE AIR INTRAINED 4000 PSI@ 28 DAYS MINIMUM

SHIP WITH THIS BOX: (1) CASE OF JS1 JOINT SEALER

UNIT WEIGHTS	(LBS)
TOP SECTION	
MID SECTION 2	
MID SECTION 1	
BASE SECTION	17,716
BASE SLAB	8,058
TOTAL BASE WT.	25,774

	600 AMP SWITCHGEAR VAULT – W/O DIVIDER	20 STANDARD NUMBER UE6SWV
DATE: 06/09/2021 REVISED: 06/09/2021		



STRUCTURE AND REINFORCING DESIGN TO BE PER ASTM C-913 CONCRETE TO BE AIR INTRAINED 4000 PSI@ 28 DAYS MINIMUM

(1) CASE OF JS1 JOINT SEALER

ALL REBAR TO BE EPOXY COATED

FOR LID DETAIL
UE6SWPL

UNIT WEIGHTS	(LBS)
TOP SECTION	
MID SECTION 2	
MID SECTION 1	
BAFFLE WALL	2,570
BASE SECTION	17,716
BASE SLAB	8,058
TOTAL BASE WT.	28,344

	600 AMP SWITCHGEAR VAULT – WITH DIVIDER	21
DATE: 06/09/2021 REVISED: 06/09/2021		STANDARD NUMBER UE6SWVD

Council Bill No. _____

Ordinance No. _____

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE, MISSOURI AMENDING SECTIONS 410.530, 700.370, 700.770, and
700.780 OF THE HARRISONVILLE MUNICIPAL CODE TO REFERENCE THE
HARRISONVILLE ELECTRIC SERVICE POLICY**

WHEREAS, the Board of Aldermen wishes to amend Sections 410.530, 700.370, 700.770, and 700.780 of the Harrisonville Municipal Code to directly reference the new Harrisonville Electric Service Policy.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: Section 410.530 of the Harrisonville Municipal Code is hereby amended to read as follows:

“Section 410.530 **Electric Distribution System.**

A. Easements for the electrical distribution system and street lighting must be shown on the preliminary and final plats. The developer must clear easements of trees, overhanging limbs and other obstructions as deemed necessary by the City of Harrisonville before any electrical infrastructure is installed.

B. All electrical service lines shall be placed underground.

C. All electrical lateral distribution lines shall be placed underground.

D. All electrical arterial distribution lines shall be placed above ground.

E. All electrical transmission lines shall be placed above ground.

F. *Above Ground Systems.*

1. The City of Harrisonville shall install all above ground lines.

2. Utility poles shall be placed in undisturbed soil or fill compacted to a minimum of ninety percent (90%) optimum density. The City may require seeding/sodding, temporary erosion control or permanent berming to limit the effects of erosion around utility poles.

G. *Underground Systems.*

1. Three-phase transformer pads shall be poured-in-place concrete, per

specifications provided by the City of Harrisonville Electric Department. Any fill required under transformer pads shall be compacted in six (6) inch lifts to ninety percent (90%) of optimum density. Secondary stub-outs shall be provided at each commercial and residential pad-mount transformer, where applicable for future primary and secondary service connections. Stub-outs shall be a minimum of two (2) inch Schedule 40 PVC extended to the proper depth and thence to a point outside of the outer edge of the transformer pad or the edge of any fill material. Exact size, location and number of stub-outs shall be approved by the City of Harrisonville Electric Department prior to work commencing.

2. All secondary conductors shall be installed within appropriately sized conduit according to NEC standards, below finished grade and become the property owner's responsibility once installed.

3. The City of Harrisonville Electric Department will supply and pull all primary cable and complete all primary terminations. The City will also connect all services and all secondaries inside the transformer or secondary pedestal.

4. An electrician licensed in the City of Harrisonville shall perform the work which is the responsibility of the developer. All work shall be inspected by the City of Harrisonville for compliance with these regulations and the latest adopted edition of the National Electric Safety Code.

5. The developer shall pay for the materials used in the development of the underground electrical distribution system. Said reimbursement shall be submitted to the City prior to the issuance of a notice to proceed with the construction of the electrical portion of the infrastructure. See Master Fee Schedule for fees.

H. *Street Lights.*

1. Street lighting shall be required in all subdivisions. The City of Harrisonville must approve the location of street lights.

2. Street light easements must be shown on the preliminary and final plats.

3. The developer shall reimburse the City for the street lighting material and installation costs.

I. Electric facilities shall be installed to within five (5) feet of the furthestmost property line(s) as necessary to serve the development and future development(s).

J. For any and all other requirements not specifically listed in this Section, please see the Harrisonville Electrical Service Policy. Any terms, conditions, requirements, regulations, definitions, or language found in both this Section and the Harrisonville Electrical Service Policy shall be controlled and determined by the latter.

Section 2: Section 700.370 of the Harrisonville Municipal Code is hereby amended to read as follows:

“Section 700.370 **Discontinuance of Service.**

Utility service will be permanently discontinued at the customer’s request when proper notification is made to the City. The City reserves the right to discontinue utility service for violation of any rules, regulations, or ordinances enacted or incorporated by the City of Harrisonville related to utility services provided by the City.”

Section 3: Section 700.770 of the Harrisonville Municipal Code is hereby amended to read as follows:

“Section 700.770 **Street Lights.**

- A. Street lighting shall be required in all subdivisions. The location of street lights must be approved by the City Electric Department.
- B. Street light easements are required and must be a minimum of ten (10) feet in width.
- C. The customer shall reimburse the City for the street lighting material and installation costs, per the Master Fee Schedule.”

Section 4: Section 700.780 of the Harrisonville Municipal Code is hereby amended to read as follows:

“Section 700.780 **Electrical Specifications.**

- A. Electric facilities shall be installed to within five (5) feet of the furthestmost property line(s) as necessary to serve the development and future development(s).
- B. For any and all other requirements not specifically listed in this Section, please see the Harrisonville Electrical Service Policy. Any terms, conditions, requirements, regulations, definitions, or language found in both this Section and the Harrisonville Electrical Service Policy shall be controlled and determined by the latter.”

Section 5. That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 7th day of September 2021. Read for the second time by title only on the 7th day of September 2021.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 7th day of September, 2021



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: August 31, 2021
SUBJECT: Junior's Addition Minor Plat, Wilson Ausmer, Jr, West of King between Pine and Elm

Type of Item: Approval

GENERAL INFORMATION

Applicant: Wilson Ausmer, Jr.
Property Owner: Same
Surveyor: Troy Bowers, Bowers Land Survey Company, LLC
Requested Actions: Approval of Minor Plat, "Junior's Addition"
Date of Application: August 10, 2021

PROPOSAL

The City has received an application from Mr. Wilson Ausmer, Jr. for the approval of a 4-lot minor plat west of King between Pine and Elm Streets. This property was previously the location of a vacant church that Mr. Ausmer removed several years ago.

The plat is in the R-1B Near Downtown Single Family Zoning District. The lot sizes and setbacks conform to the R-1B zoning requirements. The lot width of each lot is 58 ft, and the lot depth is 101 ft. The 4 lots are 5,910 sq. ft. to 5,911 sq. ft. in size.

The Public Works Department states that with no sanitary sewer on Elm Street, Lots 1 and 2 will need low pressure grinder pumps and private utility easement(s) across the lots to the public sewer on Pine Street. Lots 1 and 2 cannot use the public utility easement for private lateral mains.

Public Works also asks the applicant to determine the elevation of the existing flowlines of the public sanitary sewers at the manhole at the intersection of King Street and Pine Street and manhole approximately 400 feet west on Pine St. If the gravity laterals do not work for homes on Pine, then a grinder pump (low pressure system) may be required.

Prior to the signing of the plat, Public Works asks that the surveyor resubmit the plat map with the private utility easements shown on the drawing enabling the sewer laterals to reach Pine

Street; and field verify the flow line invert elevation of the two manholes indicated above. Troy Bowers has added the utility easements and plans to field verify the elevation of the sewer line in Pine Street before September 7, 2021. Staff will report on this at the meeting.

STAFF AND PLANNING COMMISSION RECOMMENDATION

Unanimous recommendation that the Board of Aldermen approve the Minor Plat of “Junior’s Addition subject to the stipulation that the surveyor will field verify the flow line invert elevation of manhole at the intersection of King Street and Pine Street and the manhole approximately 400 feet west on Pine St. prior to the plat being signed and recorded.

STAFF CONTACT: Roger Kroh



See Plat with Ordinance

D. Action Item (ID # 4006)

AN ORDINANCE TO APPROVE THE MINOR PLAT OF “JUNIOR’S ADDITION”, BEING A REPLAT OF LOTS 5, 6, 7, AND 8, BLOCK 17, “CUMMIN’S & SIM’S ADDITION”,

BETWEEN ELM STREET AND PINE STREET AND WEST OF NORTH KING AVENUE IN
THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Attachments:

Ordinance & Plat (DOC)

8.19.21 Plan Comm Minutes (PDF)

Council Bill No.**Ordinance No.**

**AN ORDINANCE TO APPROVE THE MINOR PLAT OF “JUNIOR’S ADDITION”,
BEING A REPLAT OF LOTS 5, 6, 7, AND 8, BLOCK 17, “CUMMIN’S & SIM’S
ADDITION”, BETWEEN ELM STREET AND PINE STREET AND WEST OF NORTH
KING AVENUE IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI**

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Wilson Ausmer, Jr. for the approval of a 4-lot minor plat of Junior’s Addition, being a replat of Lots 5, 6, 7, and 8, Block 17, “Cummin’s & Sim’s Addition, generally being between Elm and Pine Streets and west of North King Avenue in the city of Harrisonville, Cass County, Missouri; and

WHEREAS, the final plat was considered by the Planning and Zoning Commission on August 19, 2021, and, with a vote of 6 Ayes, 0 Nays, and 2 Absent, recommended that the Board of Aldermen approve the final plat subject to having private utility easements added which enabling the sewer laterals to reach Pine Street from homes fronting Elm Street; and field verify the flow line invert elevations between the manhole at King Avenue and Pine Street and the manhole approximately 400 feet west on Pine Street; and

WHEREAS, the surveyor has added the utility easements and field verified the flow line invert elevations in Pine Street; and

WHEREAS, in accordance with the provision of Chapter 89 RSMo, and Chapter 410 of the Code of Ordinance of the City of Harrisonville, Missouri, the Board of Aldermen, after careful and due deliberation, find that approval of the final plat is in the best interest of the City of Harrisonville and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Final Plan Approval. That the Board of Aldermen of Harrisonville, Missouri, hereby approves the 4-lot minor plat of Junior’s Addition, being a replat of Lots 5, 6, 7, and 8, Block 17, “Cummin’s & Sim’s Addition, generally being between Elm and Pine Streets and west of North King Avenue in the city of Harrisonville, Cass County, Missouri.

Section 2: Legal Description. The plat comprises the following described real estate in the City of Harrisonville, Cass County, Missouri, to-wit:

LEGAL DESCRIPTION

ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4456
AT PAGE 13 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS
COUNTY, MISSOURI, BEING LOTS 5, 6, 7 AND 8, BLOCK 17 AND THE
WEST HALF OF THE 20 FEET ALLEY, EASTERN (COMMONLY
DESIGNATED CUMMIN'S & SIM'S ADDITION) ADDITION TO THE
TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS
PREVIOUSLY PLATTED AND RECORDED IN THE OFFICE OF THE

RECORDER OF DEEDS, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 17, EASTERN ADDITION, AFORESAID, RUN THENCE SOUTH 88°07'40" EAST ALONG THE NORTH LINE OF SAID BLOCK 17, 115.47 FEET TO A POINT ON THE CENTERLINE OF THE NOW VACATED 20 FEET ALLEY; THENCE SOUTH 01°31'16" WEST ALONG SAID CENTERLINE, 201.28 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 17; THENCE NORTH 88°05'57" WEST ALONG SAID SOUTH LINE OF BLOCK 17, 115.50 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 17; THENCE NORTH 01°31'47" EAST ALONG THE WEST LINE OF SAID BLOCK 17, 201.22 FEET (PLAT = 200.00 FEET) TO THE POINT OF BEGINNING. CONTAINS 0.53 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Section 3. Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 7TH OF SEPTEMBER 2021 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 7TH DAY OF SEPTEMBER 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 7TH DAY OF SEPTEMBER 2021.

AYES:

NAYS:

AWAY:

ABSENT:

ABSTAIN:

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 7th day of September 2021

Attachment I: Minor Plat of "Junior's Addition"

Attachment: Ordinance & Plat (Junior's Addition Minor Plat, Wilson Ausmer, Jr, West of King between Pine and Elm)

ATTACHMENT I

Attachment: Ordinance & Plat (Junior's Addition Minor Plat, Wilson Ausmer, Jr, West of King between

Record Description: BOOK 4456, PAGE 13

1. THOT S. BOWERS, BEING DULY LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI AND HAVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 2616, HAVE PREPARED THE WRITTEN DESCRIPTION DISCLOSED HEREIN AS:

Survey Description:

ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4456 AT PAGE 13 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING LOTS 5, 6, 7 AND 8, BLOCK 17 AND THE WEST HALF OF THE 20 FEET ALLEY, EASTERN (COMMONLY DESIGNATED CUMMIN'S & SIM'S ADDITION) ADDITION TO THE TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 17, EASTERN ADDITION, AFORESAID, RUN THENCE SOUTH 89°07'40" EAST ALONG THE NORTH LINE OF SAID BLOCK 17, 115.47 FEET TO A POINT ON THE CENTERLINE OF THE NOW LOCATED 20 FEET ALLEY, THENCE SOUTH 01°31'47" WEST ALONG SAID CENTERLINE, 201.28 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 17, THENCE NORTH 89°05'57" WEST ALONG SAID SOUTH LINE OF BLOCK 17, 115.50 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 17, THENCE NORTH 01°31'47" EAST ALONG THE WEST LINE OF SAID BLOCK 17, 201.22 FEET (PLAT = 200.00 FEET) TO THE POINT OF BEGINNING, CONTAINS 0.53 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 4456 AT PAGE 13 IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING LOTS 5, 6, 7 AND 8, BLOCK 17 AND THE WEST HALF OF THE 20 FEET ALLEY, EASTERN (COMMONLY DESIGNATED CUMMIN'S & SIM'S ADDITION) ADDITION TO THE TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 17, EASTERN ADDITION, AFORESAID, RUN THENCE SOUTH 89°07'40" EAST ALONG THE NORTH LINE OF SAID BLOCK 17, 115.47 FEET TO A POINT ON THE CENTERLINE OF THE NOW LOCATED 20 FEET ALLEY, THENCE SOUTH 01°31'47" WEST ALONG SAID CENTERLINE, 201.28 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 17, THENCE NORTH 89°05'57" WEST ALONG SAID SOUTH LINE OF BLOCK 17, 115.50 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 17, THENCE NORTH 01°31'47" EAST ALONG THE WEST LINE OF SAID BLOCK 17, 201.22 FEET (PLAT = 200.00 FEET) TO THE POINT OF BEGINNING, CONTAINS 0.53 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Minor Plat of "Junior's Addition" Being a Replat of Lots 5, 6, 7 & 8, Block 17 "Cummin's & Sim's Addition" in the City of Harrisonville Cass County, Missouri

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SURVEYED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "JUNIOR'S ADDITION". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE LOCATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "JUNIOR'S ADDITION".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" (U.E.).

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2021.

STATE OF _____ } SS
COUNTY OF _____ }

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021,

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Recorder of Deeds:

STATE OF _____ } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE _____ DAY OF _____, 20____, IN BOOK _____ PAGE _____.

RECORDER OF DEEDS _____ DEPUTY _____

Acceptance:

THIS PLAT OF "JUNIOR'S ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION CHAIRMAN _____

THIS PLAT OF "JUNIOR'S ADDITION" INCLUDING EASEMENTS ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. _____ DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, ON THE _____ DAY OF _____, 2021.

(SEAL)

MAYOR: _____

ATTEST: _____ CITY CLERK _____

CITY ENGINEER _____

COMMUNITY DEVELOPMENT DIRECTOR _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2021.
DEPUTY COUNTY RECORDER OF DEEDS _____

REVISION 8/16/21 - ADDED PRIVATE UTILITY EASEMENTS

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WRITTEN PLAT OF "JUNIOR'S ADDITION" IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEYING ACT, MISSOURI CHAPTER 201, AS AMENDED. THE SURVEYOR IS A LICENSED PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR AND LANDSCAPE ARCHITECT AND THE MISSOURI DEPARTMENT OF REVENUE HAS ISSUED A PROFESSIONAL LAND SURVEYOR LICENSE TO THE SURVEYOR. THE SURVEYOR HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JULY 27, 2021.

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

Notes:

BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°07'40" EAST ALONG THE NORTH LINE OF BLOCK 17, "EASTERN ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. RECORD DEEDS AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT, THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING ELEVATION, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL, / PUBLIC, / PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

A TWO FOOT OUTBOUND INTERVAL IS SHOWN. CONTOURS ARE BASED ON THE CITY OF HARRISONVILLE GIS MAPPING.

THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 28037C0107, AND MAP NO. 28037C0108, BOTH DATED JANUARY 2, 2013.

PRIVATE UTILITY EASEMENTS (U.E.) HAVE BEEN PROVIDED FOR PRIVATE SEWER SERVICE ACCESS TO THE EXISTING SEWAGE MAIN.

**Legend**

- = FOUND MONUMENT AS NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS PLS 2616
- = SET 3/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED PLS 2616
- = WOOD FENCE LINE
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- PL = PLAT DISTANCE
- M = MEASURED DISTANCE
- C = CALCULATED DISTANCE

Reference Surveys

- SURVEY BY: BETHEL THOMAS, PLS 520 DATED: 2/10/08
- SURVEY BOOK 1966, PAGE 408
- SURVEY BY: BETHEL THOMAS, PLS 520 DATED: 3/21/08
- SURVEY BOOK 1966, PAGE 414
- SURVEY BY: GREGORY B. BOWERS, PLS 2672 DATED: 10/01/02
- SURVEY BOOK 11, PAGE 83
- SURVEY BY: JERRELL T. BOWERS, PLS 1733 DATED: 6/24/04
- FOR: MR. WILSON AUSMER

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701

FOR MR. WILSON AUSMER 505 E. PEARL ST., HARRISONVILLE, MO 64701



TROY E. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 19, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jul 15, 2021 6:00 PM

With no additions or corrections, the minutes from the July 15, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cheryl Bush, Board Member
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

3. Agenda Items

A. Jemor Farms and Banks Freeman Rezoning Public Hearing, M-1 to AG, Anaconda RD

Roger Kroh presented the Staff Report for an application from Stan and Cynthia Warner for a 14.75 acre tract at the edge of city limits on Anaconda Road. The application

request is to rezone from M-1 to AG Zoning so the 14 acre Jemor tract can be marketed for a rural residence. In the southwest corner, there is a legal non-conforming home on .75 acres that was built before the area was zoned M-1. Mr. Banks, the owner of the legal non-conforming home, prefers to live next to a rural residence than buildings and was more than supportive of the rezoning of the land owned by the Warners. Staff recommends approval.

B. Jemor Farms and Banks Freeman Rezoning M-1 to AG, 14.75 ac Anaconda RD

Brian Pulliam made a motion to recommend approval to the Board of Alderman the rezoning from M-1 to AG zoning of the .75 acre Freeman Banks tract at 2608 Anaconda Road and the 14-acre Warner tract abutting the east and north property lines of 2608 Anaconda Road. Cheryl Bush seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Cheryl Bush, Board Member
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

C. Wilson Ausmer Minor Plat, "Junior's Addition"

Mr. Kroh presented the Staff Report for the Minor Plat of the "Junior's Addition". The "Junior's Addition" is located between Elm and Pine, and west of King St.. This property was the location of a vacant church that Mr. Ausmer had demolished several years ago. He would like to subdivide the property into 4 lots. Two of the lots will front Elm and the other two will front on Pine. The subdivided lots meet all of the size requirement for the district. The Public Works Department said that low pressure gravity grinder pumps on the lots on Elm would be acceptable and that an engineer would have to determine the depth for these. Staff recommends approval with stipulation #1, that an easement be negotiated for the grinder pumps on Elm to be hooked to the sewer on Pine, and stipulation #2, for an engineer to determine the elevation on Pine as grinder pumps may be needed there. Public Works will permit grinder pumps on Pine if necessary.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman for the Minor Plat with the 2 stipulations recommended by staff. Barrett Welton seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Barrett Welton
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

4. Discussion Items

Mr. Kroh told the Commissioners that Virgil Butler resigned from the Commission due to a family members health issues.

5. Adjourn

With nothing further to come before the Commission, Brian Pulliam made a motion to adjourn. Wilbert Crawford seconded the motion. The meeting was adjourned at 6:24 PM.

Regular Meeting

Thursday, August 19, 2021

6:00 PM

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Attachment: 8.19.21 Plan Comm Minutes (Junior's Addition Minor Plat, Wilson Ausmer, Jr, West of King between Pine and Elm)



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: August 31, 2021
SUBJECT: Public Hearing - Jemor Farms-Farrand Trust Rezoning, Anaconda Rd

Type of Item: *Approval*

Applicant: Stan and Cynthia Warner

Property Owners: Stan and Cynthia Warner for the 14-ac. Jemor Farms Tract
 Freeman Banks for the .75 acre Gladys Fay Farrand Trust Land

Requested Actions: Rezone 14.75 acres from M-1 to AG Zoning

Date of Application: August 4, 2021

PROPOSAL

The city has received an application to rezone approximately 15 acres owned by Jemor Farms, Inc., and the Gladys Fay Farrand Trust from M-1 Light Industrial Zoning to AG Agriculture Zoning. As you own property within 185 feet of the properties, be advised that the Harrisonville Planning and Zoning Commission (PZ) and Board of Aldermen (BOA) will conduct public hearings to receive public testimony on the application at City Hall, 300 E. Pearl St., Harrisonville, MO 64701 on:

Planning and Zoning Commission Meeting	Thursday, August 19, 2021	6 PM
Board of Aldermen Meeting	Tuesday, September 7, 2021	6 PM

Approximately .75 acres of the 15 acres is located at 2608 Anaconda Road and the remaining acres abut the north and east property lines of 2608 Anaconda Road. The legal description of the 15 acres is defined as follows:

Legal Description

A part of the East half of Lot 1 of the Northwest Quarter of Section 5, Township 44, Range 31, in the City of Harrisonville, Cass County, Missouri described as follows:

Beginning at the Southwest corner of the East Half of Lot 1 of the Northwest Quarter of Section 5, aforesaid, run thence East along the South Line of said Lot 1, 482.73 feet to the Southwest Corner of that Certain Tract of Land described in Book 3854 at Page 636 in the Office of the Recorder of Deeds, Cass County, Missouri; thence North along the West Line of said Tract Described in Book 3854 at Page 636, 1323.81 feet to the Northwest Corner of said Tract and being a point on the North Line of said Lot 1; thence West along said North Line of Lot 1 to the Northwest Corner of said East Half; thence South along the West Line of said East Half to the Southwest Corner of said East Half and being the Point of Beginning.

STAFF CONTACT: Roger Kroh

E. Action Item (ID # 4003)

Public Hearing - Jemor Farms-Farrand Trust Rezoning, Anaconda Rd



STAFF REPORT

TO: Board of Aldermen
FROM: Roger Kroh, Planner
DATE: August 31, 2021
SUBJECT: Jemor Farms-Farrand Trust Rezoning, Anaconda Road

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Stan and Cynthia Warner

Property Owners: Stan and Cynthia Warner for the 14-ac. Jemor Farms Tract
Freeman Banks for the .75 acre Gladys Fay Farrand Trust Tract

Requested Actions: Rezone 14.75 acres from M-1 to AG Zoning

Date of Application: August 4, 2021

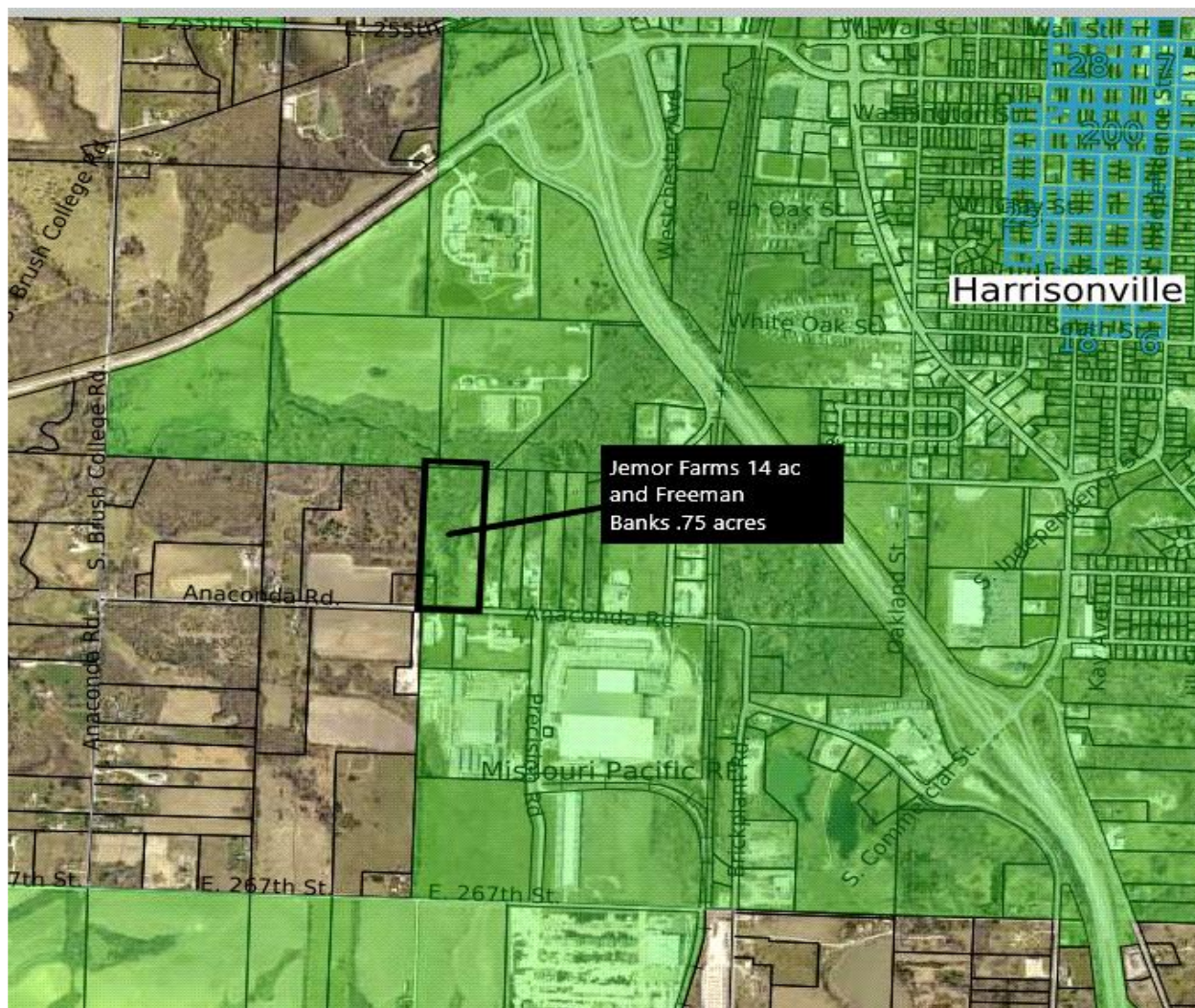
PROPOSAL

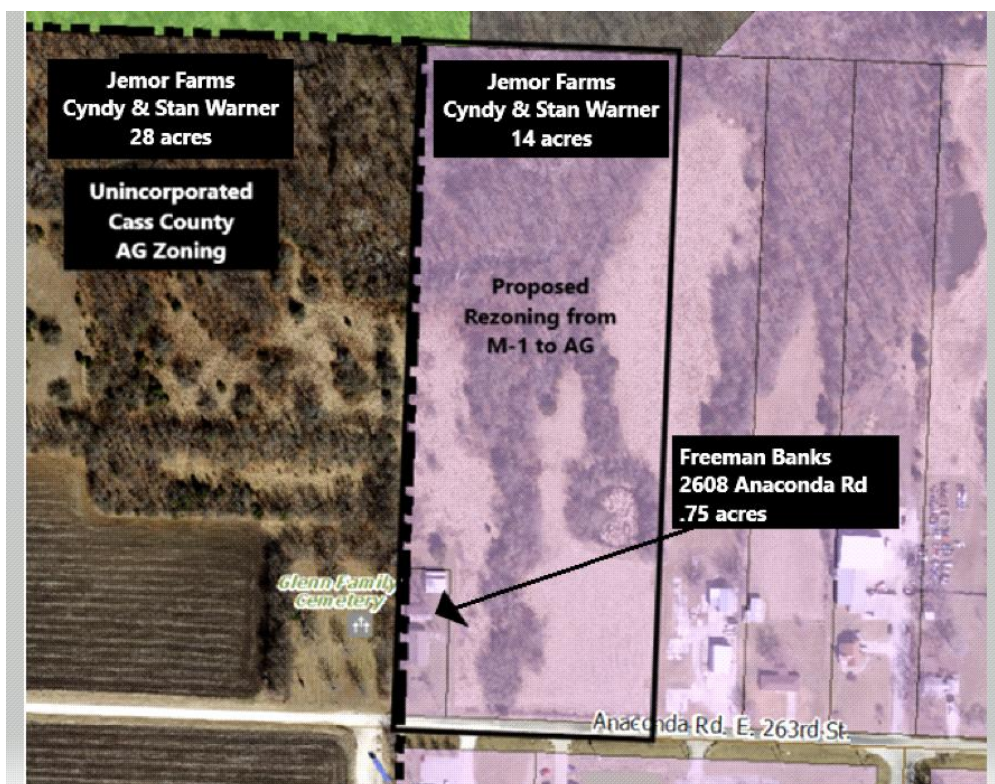
The city has received an application from Stan and Cynthia Warner to rezone approximately 14.75 acres from M-1 Light Industrial Zoning to AG Agriculture Zoning. The 14.75 acres consist of the last two tracts in the city on the north side of Anaconda Road. One tract is .75 acres owned by Freeman Banks. The property is called the Gladys Fay Farrand Trust property. The 14-acre tract is part of the Jemor Farms property and owned by Cynthia and Stan Warner. Mr. Banks's property is addressed as 2608 Anaconda Road. The Warner tract has not been assigned a street number but is shown on the below map and included in the legal description for both properties in the staff report.

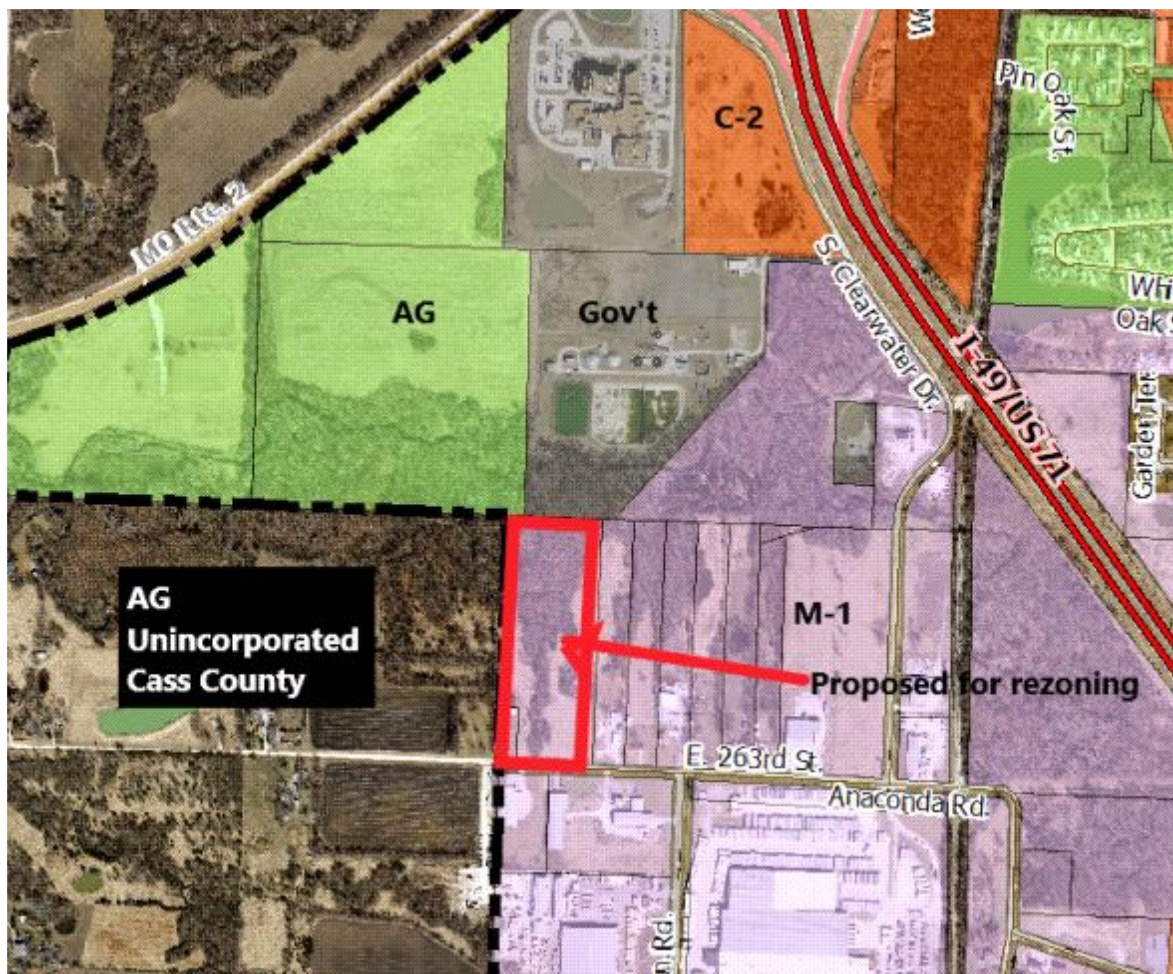
A buyer wishes to acquire the 14 acres owned by the Warners and market it as rural acreage on which a house can be built. The Warner's are applying to have the property rezoned from M-1 Light Industrial to (AG) Agriculture as a residence cannot be constructed in the M-1 zoning district

Mr. Banks' home was constructed before the area was zoned M-1 and is a legal non-conforming use. He has provided a signed consent to be included in the rezoning. He prefers to live next to a rural residence on acreage rather than light industrial buildings. Staff prefers that his .75 acres not be left as a small island of M-1 zoning.

On the west side of the Banks and Warner properties is another 25-acre Jemor Farms tract owned by the Warners that is under contract to a different individual who intends to construct a residence on the acreage. The 25 acres is zoned AG Agriculture and is in unincorporated Cass County.







DISCUSSION

If this tract was surrounded by M-1 zoning, staff would not support a request to create a donut hole of AG zoning. However, staff is supporting this application for the following reasons:

1. The 14.75 acres is bordered on the west side by unincorporated County. This is a 25 acre tract that is being purchased from the Warners by another buyer who intends to build one house on the 25 acres.
2. The north side of Anaconda Road is split into a number of long and narrow lots that have both residences and non-residential buildings. Based on the shape of the lots and combination of residential and non-residential uses, it is doubtful there will be industrial development on the north side of Anaconda Road in the future.
3. The north part of the 14 acres Warner property is in the flood plain, limiting the opportunity for industrial development in the future.

4. At one time the City anticipated light industry going down Anaconda Road with Anaconda Wire and Cable Company being on the outskirts of the city. However, in 2013 the amount of industrially zoned property grew considerably with the City annexing 700 + acres of Warner Farm south of Anaconda Road into the City and zoning it M-1. The city now has a considerable amount of land west of I-49 that is industrial. Loss of 14 acres of M-1 zoned land north of Anaconda Road is inconsequential.

STAFF RECOMMENDATION

For the reasons stated in the staff report, the Planning and Zoning Commission unanimously recommends that the BOA approve the rezoning from M-1 Light Industrial zoning to AG Agriculture zoning the .75 Freeman Banks tract at 2608 Anaconda Road the 14-acre Cynthia and Stan Warner tract abutting the east and north property lines of 2608 Anaconda Road. The 14.75 acres is legally described as follows:

Legal Description for 14.75 Acres

A part of the East half of Lot 1 of the Northwest Quarter of Section 5, Township 44, Range 31, in the City of Harrisonville, Cass County, Missouri described as follows: Beginning at the Southwest corner of the East Half of Lot 1 of the Northwest Quarter of Section 5, aforesaid, run thence East along the South Line of said Lot 1, 482.73 feet to the Southwest Corner of that Certain Tract of Land described in Book 3854 at Page 636 in the Office of the Recorder of Deeds, Cass County, Missouri; thence North along the West Line of said Tract Described in Book 3854 at Page 636, 1323.81 feet to the Northwest Corner of said Tract and being a point on the North Line of said Lot 1; thence West along said North Line of Lot 1 to the Northwest Corner of said East Half; thence South along the West Line of said East Half to the Southwest Corner of said East Half and being the Point of Beginning.

STAFF CONTACT: Roger Kroh

F. Action Item (ID # 4004)

AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, APPROVING AN APPLICATION TO REZONE 14.75 ACRES FROM M-1 LIGHT INDUSTRIAL ZONING DISTRICT TO AG AGRICULTURE ZONING DISTRICT WHICH CONSISTS OF .75 ACRES AT 2608 ANACONDA ROAD AND 14 ACRES ABUTTING IT TO THE NORTH AND EAST, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

Attachments:

Ordinance (DOCX)

8.19.21 Plan Comm Minutes (PDF)

Council Bill No.**Ordinance No.**

AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, APPROVING AN APPLICATION TO REZONE 14.75 ACRES FROM M-1 LIGHT INDUSTRIAL ZONING DISTRICT TO AG AGRICULTURE ZONING DISTRICT WHICH CONSISTS OF .75 ACRES AT 2608 ANACONDA ROAD AND 14 ACRES ABUTTING IT TO THE NORTH AND EAST, AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Harrisonville, Missouri (the "City") has received an application from Stan and Cynthia Warner with the Jemor Farms Trust, and Freeman Banks with the Gladys Fay Farrand Trust, to rezone approximately 14.75 acres from the M-1 Light Industrial Zoning District to the AG Agriculture Zoning District: and

WHEREAS, the 14.75 acres consists of .75 acres at 2608 Anaconda Road owned by the Gladys Fay Farrand Trust, and 14 acres abutting the north and east property lines of the Farrand Trust, owned by the Jemor Farms Trust, in the City of Harrisonville, Cass County, Missouri; and

WHEREAS, on August 19, 2021, the Planning and Zoning Commission did conduct a public hearing, and after evaluating the application for rezoning, did recommend with a vote of 6 ayes, 0 nays, and 2 members absent, that the Board of Aldermen approve the rezoning for the findings contained in the staff report; and

WHEREAS, on September 7, 2021, the Board of Aldermen did conduct a public hearing and did consider the staff report, input from the public, and the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The application to rezone approximately 14.75 acres from the M-1 Light Industrial Zoning District to the AG Agriculture Zoning District, which consists of .75 acres at 2608 Anaconda Road and 14 acres abutting the north and east property lines of 2608 Anaconda RD, in the City of Harrisonville, Cass County, Missouri, is hereby approved based upon the findings in the staff report and meeting minutes of the Planning and Zoning Commission Meeting and Board of Aldermen Meeting at which this application was considered.

Section 2: The rezoning comprises the following real estate in the City of Harrisonville, Cass County, Missouri, described as follows:

Legal Description for 14.75 Acres

A part of the East half of Lot 1 of the Northwest Quarter of Section 5, Township 44, Range 31, in the City of Harrisonville, Cass County, Missouri described as follows: Beginning at the Southwest corner of the East Half of Lot 1 of the

Northwest Quarter of Section 5, aforesaid, run thence East along the South Line of said Lot 1, 482.73 feet to the Southwest Corner of that Certain Tract of Land described in Book 3854 at Page 636 in the Office of the Recorder of Deeds, Cass County, Missouri; thence North along the West Line of said Tract Described in Book 3854 at Page 636, 1323.81 feet to the Northwest Corner of said Tract and being a point on the North Line of said Lot 1; thence West along said North Line of Lot 1 to the Northwest Corner of said East Half; thence South along the West Line of said East Half to the Southwest Corner of said East Half and being the Point of Beginning.

Section 3. Severability. The sections, paragraphs, sentences, clauses, and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

AYES:

NAYS:

ABSENT:

ABSTAIN:

READ FOR THE FIRST TIME BY TITLE ONLY ON THE 7TH DAY OF SEPTEMBER 2021 AND WAS READ FOR A SECOND TIME BY TITLE ONLY ON THE 7TH DAY OF SEPTEMBER 2021 AND PASSED BY THE BOARD OF ALDERMEN THIS 7TH DAY OF SEPTEMBER 2021.

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

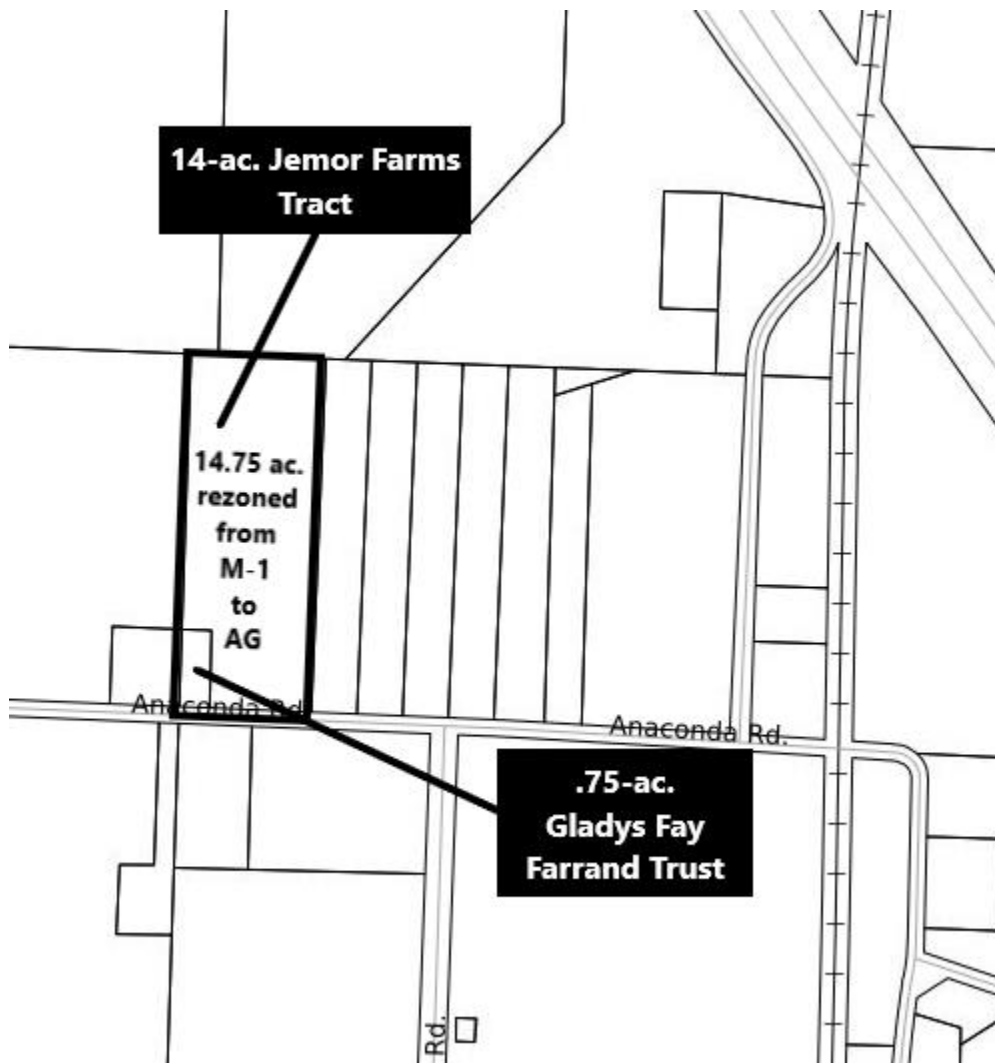
Daniel Barnett, City Clerk

WITNESS my hand and seal this 7th day of September 2021

Exhibit I: Map of 14.75 Acres Rezoned from M-1 to AG Zoning

EXHIBIT I

14.75 Acres
Rezoned from M-1 to AG
consisting of
14-acre Jemor Farms Trust Tract
and
.75-acre Gladys Fay Farrand Trust Tract





DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 19, 2021
6:00 PM

1. Call to Order

The meeting was called to order at 6:02 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Absent	
Judy Bowman	Harrisonville	Mayor	Present	
Dorothy Young	Harrisonville		Absent	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Present	
Brian Pulliam	Harrisonville		Present	

Also in attendance were Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jul 15, 2021 6:00 PM

With no additions or corrections, the minutes from the July 15, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cheryl Bush, Board Member
SECONDER:	Wilbert Crawford
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

3. Agenda Items

A. Jemor Farms and Banks Freeman Rezoning Public Hearing, M-1 to AG, Anaconda RD

Roger Kroh presented the Staff Report for an application from Stan and Cynthia Warner for a 14.75 acre tract at the edge of city limits on Anaconda Road. The application

request is to rezone from M-1 to AG Zoning so the 14 acre Jemor tract can be marketed for a rural residence. In the southwest corner, there is a legal non-conforming home on .75 acres that was built before the area was zoned M-1. Mr. Banks, the owner of the legal non-conforming home, prefers to live next to a rural residence than buildings and was more than supportive of the rezoning of the land owned by the Warners. Staff recommends approval.

B. Jemor Farms and Banks Freeman Rezoning M-1 to AG, 14.75 ac Anaconda RD

Brian Pulliam made a motion to recommend approval to the Board of Alderman the rezoning from M-1 to AG zoning of the .75 acre Freeman Banks tract at 2608 Anaconda Road and the 14-acre Warner tract abutting the east and north property lines of 2608 Anaconda Road. Cheryl Bush seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Cheryl Bush, Board Member
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

C. Wilson Ausmer Minor Plat, "Junior's Addition"

Mr. Kroh presented the Staff Report for the Minor Plat of the "Junior's Addition". The "Junior's Addition" is located between Elm and Pine, and west of King St.. This property was the location of a vacant church that Mr. Ausmer had demolished several years ago. He would like to subdivide the property into 4 lots. Two of the lots will front Elm and the other two will front on Pine. The subdivided lots meet all of the size requirement for the district. The Public Works Department said that low pressure gravity grinder pumps on the lots on Elm would be acceptable and that an engineer would have to determine the depth for these. Staff recommends approval with stipulation #1, that an easement be negotiated for the grinder pumps on Elm to be hooked to the sewer on Pine, and stipulation #2, for an engineer to determine the elevation on Pine as grinder pumps may be needed there. Public Works will permit grinder pumps on Pine if necessary.

Wilbert Crawford made a motion to recommend approval to the Board of Alderman for the Minor Plat with the 2 stipulations recommended by staff. Barrett Welton seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Wilbert Crawford
SECONDER:	Barrett Welton
AYES:	Chiodini, Bowman, Bush, Welton, Crawford, Pulliam
ABSENT:	Scott Milner, Dorothy Young

4. Discussion Items

Mr. Kroh told the Commissioners that Virgil Butler resigned from the Commission due to a family members health issues.

5. Adjourn

With nothing further to come before the Commission, Brian Pulliam made a motion to adjourn. Wilbert Crawford seconded the motion. The meeting was adjourned at 6:24 PM.

Regular Meeting**Thursday, August 19, 2021****6:00 PM**

Chris Chiodini,
Chairperson of the Planning & Zoning Commission

ATTEST:

Jamie Martin, Secretary

Attachment: 8.19.21 Plan Comm Minutes (Jemor Farms-Farrand Trust Rezoning, Anaconda Road)



STAFF REPORT

TO: Board of Aldermen
FROM: Brad Ratliff, City Administrator
DATE: September 2, 2021
SUBJECT: TO ENUMERATE RULES AND REGULATIONS FOR THE USE OF THE LAWRENCE SMITH MEMORIAL AIRPORT

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Brad Ratliff, City Administrator

Requested Actions: Approval of Establishing Rules and Regulation Code for the Municipal Airport

Date of Application: 09/07/21

PROPOSAL

We need to establish Chapter 680 of the Harrisonville Municipal Code to enumerate rules and regulations for the operation and use of the Lawrence Smith Memorial Airport. As staff reviewed operations of the airport, we found there is not code in effect that would enable to City to enforce correct operations. The City Airport is inspected by MODOT every three years, who has many times written the same deficiencies. This code will be an effort to maintain correct operations expected by the City, which correlate with MoDOT regulations and FFA regulations.

PREVIOUS ACTIONS

Committee work by the Mayor, Alderman Doerhoff (active pilot), Alderman Mills, City Administrator, Public Works Director and Airport Manager.

We met with MoDOT, Lockheed and pilots to discuss operations and the upcoming grant opportunity. We then met twice as a group, after the initial group meeting, to discuss what needed to be completed. We want to make sure that we first do not lose the grant opportunity and next ensure operations are running correctly, as expected by MoDOT and FFA.

KEY ISSUES

This ordinance establishes:

- Definitions
- Rules and Regulations
- Leasing Hangers
- Land Lease for Hanger Construction
- Through the Fence Hanger Lease

- Airport Operations
- Ground Operations
- Airport Safety

STAFF COMMENTS AND SUGGESTIONS

Staff were surprised that this had not been completed earlier. This is very important to make sure everyone understands and has expectations up front. The Committee Group worked on this ordinance before sending it to be reviewed by MoDOT and written by the City Attorney.

STAFF RECOMMENDATION

Staff Recommend Approval

ATTACHMENTS

STAFF CONTACT: Brad Ratliff, City Administrator

G. Action Item (ID # 4007)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING CHAPTER 680 OF THE HARRISONVILLE MUNICIPAL CODE TO ENUMERATE RULES AND REGULATIONS FOR THE USE OF THE LAWRENCE SMITH MEMORIAL AIRPORT

Attachments:

Ordinance RE. Airport Rules and Regulations Final 090221(DOCX)

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI ESTABLISHING CHAPTER 680 OF THE HARRISONVILLE MUNICIPAL CODE TO ENUMERATE RULES AND REGULATIONS FOR THE USE OF THE LAWRENCE SMITH MEMORIAL AIRPORT

WHEREAS, the Board of Aldermen wishes to establish Chapter 680 of the Harrisonville Municipal Code to enumerate rules and regulations for the operation and use of the Lawrence Smith Memorial Airport located in Harrisonville, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: Chapter 680 of the Harrisonville Municipal Code is hereby established to read as follows:

“Section 680.010 Definitions.

As used in this Chapter, the following terms or phrases are defined as follows:

Aeronautical Activity: Any activity which involves, makes possible or is required for the operations of Aircraft whether or not conducted on or off Airport property which involves, makes possible or is required for the safety of such operations and shall include (but not by way of limitation) all activities commonly conducted on Airports, such as charter operations, Pilot training, Aircraft rental and sightseeing, aerial photography, crop dusting, flying clubs, aerial advertising and surveying, air carrier operations, Aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other included activities, repair and maintenance of Aircraft, sale of Aircraft parts, sales and maintenance of Aircraft accessories, radio communications and navigation equipment and any other activity which because of its direct relationship to the operation of the Aircraft, can appropriately be regarded as an Aeronautical Activity.

Aircraft: An airplane, helicopter, or other machine capable of flight.

Airport or Municipal Airport: The Lawrence Smith Memorial Airport located in Harrisonville, Missouri.

Airport Manager: The person responsible for the daily management and operations of the Municipal Airport as designated by the City and reports to the City Administrator, or his designee.

Apron: an area of the Airport where Aircraft are parked, unloaded or loaded, refueled, boarded, or maintained.

Board of Aldermen: Duly elected City officials of the City of Harrisonville, Missouri.

City: Harrisonville, Missouri.

FAA: Federal Aviation Administration.

FAR: Federal Airport Regulations.

NOTAM: A notice filed with an aviation authority to alert Aircraft Pilots of potential hazards along a flight route or at a location that could affect the safety of the flight.

Pilot: A person who operates the flying controls of an Aircraft.

Runway: The defined area of the Airport prepared for landing and take-off of Aircraft along its length.

Taxiway: A path for Aircraft at the Airport connecting Runways with Aprons, hangars, terminals and other facilities.

Section 680.020 **Scope.**

The provisions of this Chapter shall govern the use and operation of the Airport.

Section 680.030 **Rules and Regulations.**

A. The City reserves the right to adopt standards, rules and regulations, to amend, alter, or revoke any standard, rule, or regulation, section, paragraph, or sentence in this Chapter. The International Code Council's Fire and Building Codes are hereby incorporated by reference as if fully set forth herein. If any provision of this Chapter conflicts with any corresponding provision(s) of the ICC Fire Code and/or ICC Building Code, the most restrictive code language shall apply. "Most restrictive" shall mean the code language that imposes the most restrictions or limitations on someone's activities or conduct. The following rules shall be observed by those operating the Airport and by all those who visit and/or utilize the Airport:

1. **Entering Airport Grounds.** All Airport grounds shall only be entered upon by duly authorized persons or tenants of Airport facilities. Persons entering upon Airport grounds do so at their own risk. The City, its agents, officers, elected officials and employees assume no liability or responsibility, and shall not be liable or responsible other than what is required by law, for loss, damage, destruction, injury or death to any person or persons or to any property by reason of accident, incident, occurrence or mishap of any nature whatsoever from any cause whatsoever.

2. **Federal Air Traffic Regulations.** Regulations of the Federal Aviation Administration for Aircraft operated anywhere in the United States, and presently or hereafter effective, are hereby referred to, adopted and made a part hereof as though fully set forth and incorporated herein.

3. **Damage to Airport.** Any person, corporate or individual, as the owner or operator of any Aircraft causing damage of any kind to the Airport, whether through violation of any of these rules, vandalism, negligence, or any other type of conduct shall be liable to the City for the City's actual costs in repairing the damage. Deficiencies noted during an FAA inspection that are determined to have been caused by a tenant or his aircraft must be corrected immediately following notification of same

4. **Damage to Field Lights or Fixtures.** Any person damaging any field light or Airport fixture by operation of an Aircraft or otherwise shall immediately report such damage to the Airport Manager. Person causing damage to Runway, Taxiway lights, or Airport fixtures will be liable for replacement cost of the lights and/or fixtures, and the City's actual costs in repairing the damage.

5. **Authority to Suspend Operations.** The Airport Manager and/or City may suspend, restrict, or terminate all operations whenever such action is deemed necessary in the interest of the public health, safety, or welfare.

6. **Lien for Charges.** To enforce payment of any charge made for rents, repairs, improvements, storage, care of any personal property, and any other service or good furnished by the Airport, the City and its agents, in connection with operation of the Airport, the City shall have the power to place a lien upon such person property which shall be enforced as provided by law.

7. **Advertisements & Signs.** No person shall post, distribute, circulate or display any signs, posters, advertisement, circulars or any other such printed, painted, or written materials without first obtaining written permission of the Airport Manager. Signs advertising services provided at the Airport may be erected upon the issuance of a permit. If erected, signs must not interfere with access to the Airport or with maintenance of the Airport property. All signs must be properly maintained and shall not be allowed to deteriorate. All ordinances or rules related to height of signs on Airport property shall be followed. Airport Manager shall approve location of the sign. Airport Manager may direct signs to be removed at any time.

8. **Licensed Pilots.** Only properly registered Aircraft and persons authorized by the Federal Aviation Administration shall be authorized to operate Aircraft upon Airport property. This limitation shall not apply to students in training under licensed instructors, nor to public Aircraft of the Federal Government, State or territory, or political subdivision thereof.

9. **Soliciting.** No person shall solicit funds, goods, donations, or pledges on the Airport property without first securing written permission of the Airport Manager.

10. **Animals.** No person shall enter the Airport property with a dog or other animal unless such dogs or other animals are restrained by leash or cage and kept under control.

11. **Public Use.** The Airport shall be open for public use subject to certain restrictions, which may be necessary due to inclement weather, the conditions of the landing area, the presentation of special events and like causes as may be determined by the City and subject to such fees and charges as may be established without discrimination for each class of user.

12. **Restricted Areas.** No person shall enter any are of the Municipal Airport which is posted with signs reading “Restricted”, “Closed to the Public”, or the like, except persons assigned duty in such areas or authorized by the Airport Manager or passengers under appropriate supervision entering such areas for the purpose of embarkation or debarkation.

13. **Special Events.** Any special event at the Airport, outside normal Airport operations, shall be requested and permitted through the Airport Manager, or as required by the City. Under no circumstance shall any special event conflict with Federal, State or local rules, regulations, or laws related to Airport operations. The City may waive permit fees for special events if the event is community oriented in nature.

14. **Model Aircraft Flying.** Flying model Aircraft, kites, drones, etc., within the Airport property area is prohibited unless authorized in writing by the Airport Manager.

15. **Buildings for Aeronautical Purposes.** All buildings, including hangars, on Municipal Airport property are to be used exclusively for aeronautical purposes only.

16. **Vehicles on Airport Property.** No person shall operate any vehicle on the landing or Apron areas of the Airport unless such person is licensed to operate such vehicle on the public highways of this state, and vehicle is licensed for operation on such highways, or is specially authorized for operation on Airport property only. All ground vehicles shall move and park only in areas designated by management of the Airport.

17. **Gates Kept Securely Closed.** All entrance gates to the Aircraft parking Apron area shall be kept closed. Any person using the gates shall ensure they are left securely closed. All field vehicle entrance gates shall be closed and locked after posted business hours of operation of the Airport. After gates are closed and locked by Airport personnel, any person entering or leaving the Airport through such gates shall leave the gate closed and locked.

18. **Access to Landing and Aircraft Areas.** Vehicles and pedestrians on the landing areas are limited to those under the control of the Airport Manager, or their designee, or to such vehicles or pedestrians that have received permission from the Airport Manager, or their designee, as being necessary for proper conduct of Airport business, maintenance, repairs, or inspection. Such authorized vehicles while on the field are required to display a checkered or red flag three feet square.

19. **Destruction of Property.** Any person, corporation, or company damaging or destroying Airport property, either by accident or otherwise, shall reimburse the City for the reasonable value of the repair or replacement of the property damaged or destroyed.

B. Leasing of Airport Property

1. **Hangars.** Airport hangars owned by the City may be rented to private individuals, companies or corporations on a monthly or yearly basis primarily for the storage of active Aircraft and ancillary Aircraft support equipment. Short term non-aeronautical use of a hangar may be permitted in accordance with the current Federal Aviation Administration regulations. Rental rates shall be established and/or adjusted by the City. Except where the Aircraft is an Aircraft Under Construction (defined below) or temporarily out of service while undergoing maintenance or repair, Hangars shall be used only for the storage of active and operational Aircraft only. Active and operational Aircraft shall be defined to mean all Aircraft currently

licensed and flyable which are flown to and from the Lawrence Smith Memorial Airport periodically during the year. Hangars may be used for building amateur-built or kit-built Aircraft (Aircraft Under Construction) but not without the consent from the Airport Manager. The Airport Manager reserves the right to inspect an Aircraft Under Construction every 90 days to ensure demonstrable progress towards completion is being made. Those leasing hangars from the City shall be required to provide photo identification including a Missouri driver's license and a pilot's license valid in the State of Missouri. A copy of each shall be retained by the Airport Manager. If any information in a tenant's photo identification changes, the tenant shall update the Airport's copy within thirty (30) days of the change.

2. **Airport Property.** The City may lease property within the building area or other portions of the Airport for the construction of hangars, buildings, Aprons, and Taxiways in accordance with the approved Airport master plan / Airport layout plan. Aviation related activities shall have priority in all leasing projects. It shall be the responsibility of the lessee to construct and maintain any pavement improvements from the edge of their building or hangar to the public-use portion of the Taxiway or taxilane.

3. **Commercial Aviation-Related Rates.** Value for the commercial use of Airport property shall be established by market survey to determine leasehold value of Airport property on a square foot-per-year basis. The rate shall be approved by the City. The annual lease rate will be calculated by multiplying the total square footage of the property by the recommended square footage rate. Once established, lease rates may be adjusted annually based on the inflation rate established by the consumer price index.

4. **Building Restrictions.** No structure may be erected beyond the building restriction line or in conflict with the approved Airport layout plan.

5. **Construction Authorization.** All construction must be authorized by the City via a lease agreement and must be a compatible standard capable of withstanding winds of 85 miles per hour, with doors open or closed. Furthermore, all structures must comply with the City building codes and Airport zoning and land use ordinances. If the City has adopted Building Development Standards for the Airport Facility, those standards shall be used in conjunction with City building codes.

- a. The FAA shall be notified of any construction or alteration located within the Airport Facility.
- b. All structures must comply with FAA airspace requirements and must receive FAR Part 77 approval prior to construction.

6. **Lease Term.** Each lease term for a private hangar or building shall be determined by the hangar owner's initial investment and reasonable payback period. In any case, a lease for a privately owned T-hangar shall not exceed 20 years, a lease for a privately owned corporate/box hangar shall not exceed 25 years, and a lease for a commercial aeronautical facility shall not exceed 25 years.

7. **Reversion.** All land leases for construction of Airport facilities shall contain reversion clauses consistent with the requirements of the Federal Aviation Administration. Upon reversion, the immediate previous lessee shall have first right of refusal to enter into a rental agreement with the Airport for said facility. The rental rate shall be determined by

similarly valued Airport facilities.

C. **Land Lease for Hangar Construction.** The City may lease property at the Airport for the purpose of constructing Aircraft hangars. The minimum standards of this section shall be used in all leases used for the construction of hangars upon Airport property.

1. All existing hangar leases at the time of adoption of this ordinance shall remain as approved.

2. Title to any and all buildings and appurtenances, which may be built on Airport property, shall revert to the City when and if the subject Lessee vacates the lease for any given reason or the buildings and appurtenances cease to be used for Aeronautical Activities.

3. All Lessees shall pay, at their own expense, all taxes and assessments against any buildings or other structures placed on the Airport property by them, as well as all taxes and assessments against personal property used by them in their operations.

4. All Lessees shall abide by and comply with all local, State and Federal laws, ordinances and policies related to the Airport.

5. All hangars constructed at the Airport, except those owned by the City, shall be constructed upon the execution of a lease document between the City and the person or firm constructing the hangar. The lease document shall provide all details related to the lease of property and construction of a hangar. Leases for the construction of hangars shall not exceed 20 years. At the end of the 20-year term, title of hangar shall rest with the City. At minimum, the lease shall include:

- a. Location of the hangar;
- b. Minimum cost and size of the hangar to be constructed;
- c. Construction material and colors to be used for construction of the hangar;
- d. Annual lease rate paid to City;
- e. Term of lease;
- f. Taxiway improvements, if required, shall be borne at the cost of the Lessee;
- g. Provision that no fuel facilities shall be allowed;
- h. Provision of who is responsible for payment of utilities;
- i. Types of commercial activities allowed, if applicable; and,
- j. Required FAA Economic Nondiscrimination provisions.

6. All hangars constructed upon Airport property shall meet all building codes and zoning requirements of the City. All hangars shall comply with any and all FAA policies and regulations, as applicable. All preliminary plans and designs of hangars shall be reviewed and approved by the City prior to construction.

7. Lessees shall be responsible for payment of all utilities and connection of utilities to the hangar.

D. **Through the Fence Hangar Leases.** The City shall review all applications for operations that would be classified as “through-the-fence-operations.” If not addressed in this section, all “through-the-fence” applications shall be in accordance with FAA policies and regulations.

1. To ensure all “through-the-fence” agreements meet the requirements of the Federal Aviation Administration, all “through-the-fence” operation agreements shall be forwarded to the Federal Aviation Administration for review.

2. “Through-the-fence” operations shall not be granted via property deed documents.

3. “Through-the-fence” operations shall not be granted to residential property adjacent to the Airport Facility.

4. The right of access should be explicit and apply only to the “through-the-fence” operation.

5. The “through-the-fence” operator shall not have the right to grant or sell access through its property so other parties may gain access to the airfield from adjacent parcels of land.

6. All “through-the-fence” agreements shall be subordinate to the City’s grant assurances and Federal obligations. Should any provision of the access agreement violate the City’s grant assurances or Federal obligations, the City shall have the right to amend or terminate the access agreement to remain in compliance with its grant assurances and Federal obligations.

7. The “through-the-fence” operator shall not have a right to assign its access agreement without the approval of the City. The City shall have the right to amend the terms of the access agreement to reflect a change in the value of the “through-the-fence” agreement.

8. The fee to gain access to the airfield should reflect the Airport fees charged current tenants and users of the Airport Facility.

9. “Through-the-fence” agreements shall not have a term greater than 20 years from the initial date.

E. **Aircraft Operations**

1. **Abandoned, Wrecked, or Disabled Aircraft.** The owner, Pilot, or operator of any Aircraft which becomes abandoned, wrecked, and/or disabled at the Airport shall be responsible for the prompt removal of the wrecked or disabled Aircraft, and parts thereof, as directed by the Airport Manager. In the event the owner, Pilot, or operator fails to comply with such directions, the abandoned, wrecked, or disabled Aircraft, and parts thereof, may be removed by the Airport Manager at the expense of the owner, Pilot, or operator. Further, the owner, Pilot, or operator of any abandoned, wrecked, and/or disabled Aircraft shall be liable to the Airport for any lost revenue due to the aforementioned Aircraft. The City shall bear no liability for damage to Aircraft while removing abandoned, wrecked, or disabled Aircraft.

2. **Accident Reports.** Persons involved in or witnessing an Aircraft accident on Airport property shall report such accident to Airport personnel or the nearest law enforcement officer as soon as it is reasonably possible to do so. Such person may be requested to make a written statement if required.

3. **Noise Abatement.** All persons operating Aircraft from the Airport shall comply with all noise abatement procedures, traffic patterns, and policies as may be established by the City and acceptable to the Federal Aviation Administration.

4. **Repairs and Maintenance to Aircraft.** No Aircraft shall be repaired on any part of the landing, Taxiway, or Apron areas of the Airport property. No Aircraft shall be repaired or maintained except in locations designated by the Airport Manager for such purposes.

5. **Foreign Objects.** No foreign objects, including bottles, cans, scrap, or any object that may cause damage to an Aircraft, shall be left upon the floor of any building, or upon any part of the surface of the Airport property.

6. **Ultra-Light Aircraft.** Use of the Airport by ultra-light Aircraft shall be subject to approval by the Airport Manager and shall be in accordance with Federal Aviation Regulations and other rules set by the City.

F. **Ground Operations of the Airport**

1. **Dispensing of Aircraft Fuel.**

- a. No Aircraft shall be fueled from any delivery truck, fuel pump, or container unless the Aircraft is located completely clear of all buildings or hangars. An exception to this shall apply to Aircraft being repaired, tested, or maintained by a certified Aircraft mechanic.
- b. Smoking or open flames within fifty (50) feet of any Aircraft or fuel truck or fuel facility is prohibited.
- c. Aircraft shall not be fueled while the engine is running.
- d. All Aircraft shall be positively grounded to the fuel truck or other fueling equipment when being serviced with fuel.
- e. Aviation or auto fuels shall not be stored within a hangar.
- f. If types of fuel required for Aircraft is not offered by the City, that type of fuel may be brought upon City property for the fueling of Aircraft. If brought onto Airport property, it shall be approved by the Airport Manager. Other rules of this section shall still apply and the fuel shall not be stored at the facility overnight.

2. **Tie Down and Security of Aircraft.** All Aircraft not hangared shall be tied down or secured at night and during inclement weather. All Aircraft owners or their agents are responsible for the tie-down and security of their Aircraft at all times.

3. **Running Aircraft Engines.**

- a. On Aircraft not equipped with brakes, the engine shall not be started until Aircraft wheels have been secured with blocks attached to ropes or other suitable means for removing them.
- b. No Aircraft will be propped, started, or left running without qualified personnel in the cockpit at the controls.

- c. No Aircraft engine shall be started, run, or warmed up until the Aircraft is in such a position that the propeller stream or jet blast will clear all buildings and groups of people.
- 4. **Aircraft on Taxiway.**
 - a. No person shall taxi an Aircraft until they have ascertained there will be no danger of collision with any person or object in the immediate area.
 - b. Aircraft will be taxied at a safe and prudent speed, and in such manner as to be at all times under control of the Pilot.
 - c. Aircraft not equipped with brakes will not be taxied near buildings or parked Aircraft unless an attendant is at a wing of the Aircraft to assist the Pilot.
 - d. Aircraft shall not taxi onto the Runway if there is an Aircraft approaching to land, or in the ground in take-off position.
 - e. There shall be no taxiing of Aircraft by engine power into or out of hangars.
- 5. **Parking Aircraft.**
 - a. Aircraft shall be parked or tied down only within the areas designated by the Municipal Airport for that purpose.
 - b. Aircraft will not be parked in such a manner as to hinder the normal movement of other Aircraft and traffic.
 - c. It is the responsibility of the Pilot when leaving a parked Aircraft unattended to see that the plane is properly chocked and/or tied down.
 - d. Pilots are prohibited from loading or unloading Aircraft with the engine running.

G. **Airport Safety**

- 1. **Landing and Take Off Rules.** All Aircraft operators must comply with the standards set forth by the Federal Aviation Regulations and refer to the most current published documents regarding the Airport facilities.
- 2. **Fire Safety.**
 - a. Compressed flammable gas shall not be stored or kept upon the Airport property, except at such places designated by the Airport Manager.
 - b. Only approved cleaning products shall be used in cleaning motors, or other parts of an Aircraft or building floors inside a hangar or other building.
 - c. Floors of all buildings shall be kept clean and free from oil.
 - d. No smoking shall be allowed in any area of the Airport property posted "No Smoking."
 - e. No trash, boxes, crates, cans, bottles, paper, tall grass/weeds, or other litter shall be permitted to accumulate in or about a hangar or tie down area."

Section 2. That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the 7th day of September 2021. Read for the second time by title only on the 7th day of September 2021.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this 7th day of September, 2021



TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: September 2, 2021
SUBJECT: Municipal Court Report August 2021

Type of Item: *Discussion*

A. Discussion Item (ID # 4010)

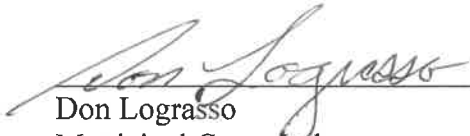
Municipal Court Report August 2021

Attachments:

August report (PDF)

IN THE MUNICIPAL COURT OF HARRISONVILLE, MISSOURI
CASS COUNTY

I certify that the attached is a report on all cases heard or tried before the Judge of the Circuit Court of Cass County Missouri, Municipal Division at Harrisonville during the month of **August 2021** and that the information and statements contained in said report are true and correct according to my best information, knowledge and belief.


Don Lograsso
Municipal Court Judge

9/1/21
Date

Presented and reviewed as required by Court Operating Rule 4.29.


City Clerk

9-2-21
Date

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary

RECEIVED
SEP 02 2021
CITY OF HARRISONVILLE

Attachment: August report (Municipal Court Report August 2021)

Municipal Division Summary Reporting

Court Information	Municipality: 17th Judicial Circuit - Cass County - Harrisonville Municipal Division	Reporting Period: August - 2021
--------------------------	---	--

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period:	94	Does court staff process parking tickets? Yes	
2. # Served/withdrawn during reporting period:	105	1. # Issued during reporting period:	0
3. # Outstanding at end of reporting period:	1,134		

V. DISBURSEMENTS	
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines – Excess Revenue	\$3,956.00
Clerk Fee – Excess Revenue	\$396.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Excess Revenue	\$12.21
Bond forfeitures (paid to city) – Excess Revenue	\$180.00
Total Excess Revenue	\$4,544.21
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines – Other	\$6,005.00
Clerk Fee – Other	\$464.00
Judicial Education Fund (JEF) Court does not retain funds for JEF: Yes	
Peace Officer Standards and Training (POST) Commission surcharge	\$71.00
Crime Victims Compensation (CVC) Fund surcharge – Paid to State	\$506.23
Crime Victims Compensation (CVC) Fund surcharge – Paid to City/Other	\$14.06
Law Enforcement Training (LET) Fund surcharge	\$142.00
Domestic Violence Shelter surcharge	\$142.00
Inmate Prisoner Detainee Security Fund surcharge	\$142.00
Sheriffs' Retirement Fund (SRF) surcharge	\$0.00
Restitution	\$120.00
Parking ticket revenue (including penalties)	\$0.00
Bond forfeitures (paid to city) – Other	\$700.00
Total Other Revenue	\$8,306.29
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
DWI RECOUPMENT FEE	\$1,025.00
Total Other Disbursements	\$1,025.00
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$13,875.50
Bond Refunds	\$565.00
Total Disbursements	\$14,440.50

Attachment: August report (Municipal Court Report August 2021)

Municipal Division Summary Reporting

17th Judicial Circuit - Cass County - Harrisonville Municipal Division

I. COURT INFORMATION

Reporting Period:		
August	2021	Court activity occurred in reporting period: Yes
Clerk's Physical Address:	Mailing Address:	Vendor
300 E. Pearl St. Harrisonville, MO 64701	PO Box 367 Harrisonville, MO 64701	Incode (Tyler Technologies)
Telephone Number:	Fax Number:	
(816) 380-8903	(816) 380-8910	
Prepared by:	Prepared by E-mail Address:	Municipal Judge(s) Active During Reporting Period:
MICHELLE SHAFFER	michelle.shaffer@courts.mo.gov	Don Lograsso

II. MONTHLY CASELOAD INFORMATION		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month		101	806	862
B. Cases (citations / informations) filed		3	55	47
C. Cases (citations / informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court / bench trial - GUILTY		0	0	1
3. court / bench trial - NOT GUILTY		0	1	0
4. plea of GUILTY in court		4	25	24
5. violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)		0	4	0
6. dismissed by court		0	0	2
7. nolle prosequi		1	5	11
8. certified for jury trial (not heard in the Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		5	35	38
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) – C9]		99	826	871
E. Trial de Novo and / or appeal applications filed		0	0	0

Attachment: August report (Municipal Court Report August 2021)